



AGENDA

Township of Perth South Council

Tuesday, June 16, 2026

A meeting of the Council will be held Tuesday, June 16, 2026 in the Council Chambers commencing at **6:30 PM.**

Page

1. Call to Order

2. Moment of Reflection

3. Confirmation of Agenda

3.1. Confirmation of Agenda

Recommendation:

That the council agenda dated June 16, 2026 be approved as circulated.

4. Declaration of Pecuniary Interest

and general nature thereof

5. Report of Closed Session of Council

6. Consent Agenda

8 - 12

6.1. Perth South Council - Regular Minutes - June 2, 2026
[CA - Council Minutes - June 2, 2026](#)

13 - 15

6.2. AMDSB Board Meeting Highlights - June 9, 2026
[CA - AMDSB Board Meeting Highlights - June 9, 2026](#)

16 - 17

6.3. City of Guelph re Request to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties
[CA - City of Guelph re Request to Extend the Deadline for Notices of](#)

[Intention to Designate Listed Heritage Properties](#)

- 18 - 21 6.4. Grey Highlands - Changes to FIPPA.
[CA - Grey Highlands - Changes to FIPPA.](#)
- 22 - 23 6.5. Grey Highlands - Extend Deadline for Notice of Intention to Designate Heritage Properties
[CA - Grey Highlands - Extend Deadline for Notice of Intention to Designate Heritage Properties](#)
- 24 - 26 6.6. Grimsby - Municipal Heritage Register Extension
[CA - Grimsby - Municipal Heritage Register Extension](#)
- 27 - 30 6.7. Halton Hills - Modernizing Ontario's Invasive Plants Rules
[CA - Halton Hills - Modernizing Ontario's Invasive Plants Rules](#)
- 31 6.8. Iroquois Falls - Ontario Firefighter Certification Requirements
[CA - Iroquois Falls - Ontario Firefighter Certification Requirements](#)
- 32 6.9. MMAH - Bill 119 Protecting Ontario's Streets and Communities Act
[CA - MMAH - Bill 119 Protecting Ontario's Streets and Communities Act](#)
- 33 - 34 6.10. Municipality of Red Lake - Policing Cost due to Community Safety and Policing Act, 2019
[CA - Municipality of Red Lake - Policing Cost due to Community Safety and Policing Act, 2019](#)
- 35 6.11. Municipality of St. Charles - Tar and Chip
[CA - Municipality of St. Charles - Tar and Chip](#)
- 36 6.12. Northeastern Manitoulin & the Islands - Provincial health care spending
[CA - Northeastern Manitoulin & the Islands - Provincial health care spending](#)
- 37 - 39 6.13. Parry Sound - Request province consult prior to changing school board governance
[CA - Parry Sound - Request province consult prior to changing school board governance](#)
- 40 - 41 6.14. Prince Edward County - Better Regional Governance Act
[CA - Prince Edward County - Better Regional Governance act](#)
- 42 - 43 6.15. Prince Edward County - Sustainable funding for Public Health Units
[CA - Prince Edward County - Sustainable funding for Public Health Units](#)
- 44 - 45 6.16. Town of South Bruce Peninsula - Affirming Outdoor Education as Essential
[CA - Town of South Bruce Peninsula - Affirming Outdoor Education as Essential](#)

- 46 - 47 6.17. Township of Baldwin - Review OPP Billing Mode
[CA - Township of Baldwin - Review OPP Billing Model](#)
- 48 - 50 6.18. Township of Brudenell Lyndoch and Raglan - Community Safety Well Being Plan
[CA - Township of Brudenell Lyndoch and Raglan - Community Safety Well Being Plan](#)
- 51 - 53 6.19. Township of Brudenell Lyndoch and Raglan - Ontario Regulation 391-21-Blue Box
[CA - Township of Brudenell Lyndoch and Raglan - Ontario Regulation 391-21-Blue Box](#)
- 54 - 55 6.20. Township of Clearview - Vacant Commercial Storefront Tax
[CA - Township of Clearview - Vacant Commercial Storefront Tax](#)
- 56 - 57 6.21. Township of Larder Lake - FONOM Establishment of a Northern Ontario Policing Grant
[CA - Township of Larder Lake - FONOM Establishment of a Northern Ontario Policing Grant](#)
- 58 - 59 6.22. Township of Machar - End Opposition to change to FIPPA
[CA - Township of Machar - End Opposition to change to FIPPA](#)
- 60 - 63 6.23. Township of North Dumfries – Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties
[CA - Township of North Dumfries – Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties](#)
- 64 - 65 6.24. Wawa - Integrated Living and Participation Model for Adults with Developmental Disabilities
[CA - Wawa - Integrated Living and Participation Model for Adults with Developmental Disabilities](#)
- 66 - 69 6.25. UTRCA - Update on Conservation Authority Consolidations
[CA - UTRCA - CA Consolidation Update Cover Letter](#)
[CA - UTRCA-CA-Consolidation-Update-June2026](#)
- 70 - 71 6.26. Wawa - Request for Provincial Legislation Amendments, Health and Safety Concerns
Recommendation:
That consent agenda items 6.1 to 6.26 be received for information and that the regular council minutes of June 2, 2026 be adopted.
[CA - Wawa - Request for Provincial Legislation Amendments, Health and Safety Concerns](#)

7. Public Meetings/Hearings and Delegations

- 72 - 78 7.1. Committee of Adjustment - Minor Variance - Part Lot 15, Concession 7, Downie
- Recommendation:**
THAT the Township of Perth South Committee of Adjustment approve application file MV1-2026 submitted by 1676638 Ontario Ltd, for lands Legally described as Part Lot 15, Concession 7, Part 1, Registered Plan 44R-4299, in the Township of Perth South, as it relates to:
- 1. Relief from Section 7.2.1 (a), to reduce the minimum lot area for the severed lands from 1,850 m² to 1,648.6 m² for a single detached dwelling; and**
 - 2. Relief from Section 7.2.1 (a), to reduce the minimum lot area for the retained lands from 1,850 m² to 1,651.4 m² for a single detached dwelling, subject to the following conditions:**
 - i. That the relief only apply to the severed and retained lots created through consent file B15-26; and**
 - ii. That the owner(s) obtain the necessary Building Permit(s) within two years of the approval of the Minor Variance.**
- [D - MV1-26 - Report](#)
- 79 - 103 7.2. Haylee Hallema, Planner - Consent Application B15-26
- Recommendation:**
THAT the Township of Perth South Council advise the Land Division Committee or its delegated authority that the Township of Perth South supports application file B15-26 submitted by 1676638 Ont. Ltd., for lands described as Part Lot 15, Concession 7, Part 1, Registered Plan 44R-4299, subject to the conditions listed in the report dated June 16, 2026.
- [B15-26 - Report - Updated](#)
- 104 - 240 7.3. Haylee Hallema, Planner - Consent Application B07-26
- Recommendation:**
THAT the Township of Perth South Council advise the Land Division Committee or its delegated authority that the Township of Perth South supports application file B07-26 submitted by Pauline and Tony Merkel for lands described as Pt Lot F, Concession 9, Downie Ward, municipally known as 3749 Line 20, subject to the conditions listed in the report dated June 16, 2026.
- [D - B07-26 - Report](#)
[D - 2025_05_30_3749_Line_20_Perth_EIS_Final_12-Nov-2025](#)
[D - EISAddendum-3749Line20PerthSouth-22May2026](#)
[D - NRSI 3747 Peer Review Addendum Response 3749 Line 20 2026 05 25](#)
- 241 - 260 7.4. Anton Wasilka, OCWA - First Quarter Operations Report

Recommendation:

That the 2026 first quarter drinking water systems operations report be received for information.

[Perth South Water Operations Report Q1 2026](#)

- 7.5. Chris Allan, Executive Director, Huron County Foodbank Distribution Centre re Food Insecurity in Perth County

8. Report

8.1. Director of Public Works (Ken Bettles)

- 261 - 262 a) Report - Director of Public Works Update
Recommendation:
That the Director of Public Works update report be received for information.
[Report - Director of Public Works Update](#)
- 263 - 265 b) Report - Station Road Reconstruction Tender Results
Recommendation:
That the Township of Perth South award the tender for Station Road, Boyce St, and Flax Mill Road Reconstruction to Kurtis Smith Excavating Inc. in the amount of \$2,780,000.00 plus HST
[Report - Station Road Reconstruction 2026](#)
[25118-2026-06-05-Tender Review Let](#)

8.2. Clerk (Lizet Scott)

- 266 - 267 a) Report - Clerk's Update
Recommendation:
That the Clerk's update report be received for information.
[Report - Clerk's Update](#)
- 268 b) Report - Section 78 Petition - Stone Drain
Recommendation:
That: Council receives the request for a drain report for the Stone Drain; and further,
That: Council appoints XXXXXXXXXX to prepare a report on the proposed drainage works.
[Report - Drain Petition Request - Stone Drain](#)
- 269 c) Report - Council Remuneration - May 2026

Recommendation:

THAT: the Report regarding the Council Payroll – May 2026, dated June 16, 2026, including total payroll of \$6,629.93 be approved.

[Report - Council Remuneration May 2026](#)

8.3. CAO (Will Jaques)

270 - 272

- a) Report - CAO Activity Update

Recommendation:

That the CAO update report be received for information.

[Report - CAO Activity Report](#)

9. Correspondence

10. Council Reports

- 10.1. Mayor/Council Member Reports

(Verbal or written updates from members who sit on boards/committees)

273

- 10.2. Report - Mayor's Activity - May 2026

Recommendation:

THAT the Report regarding the Mayor's Monthly Activity for the month of May 2026, dated June 16, 2026, be received for information.

[Report - Mayor's Update May 2026](#)

11. By-Laws

12. Announcements

13. Notices of Motion

14. Other Business

In the interest of supporting the Township of Perth South Accountability and Transparency Policy, should a member of Council or staff like to

present an item of business in this Section, it is recommended that they contact the Clerk in advance so that the item of business can be placed on the published agenda.

15. Public Question Period

Inquiries during the question period shall be directed by the public to Council members and shall deal with matters specific to Agenda business. A maximum of two (2) minutes per person is allotted for questions, and the maximum time allotted for the Question Period as a whole is fifteen (15) minutes. Each inquiry made during the question period shall be recorded in the minutes and the minutes shall note whether the inquiry was answered or requires an answer at or before the next meeting.

16. Confirmatory By-law

274

16.1. Confirmatory By-law

Recommendation:

That By-law 24-2026 being a by-law to adopt, confirm and ratify matters dealt with by resolution of the Township of Perth South be given first, second, and third readings, and be properly signed and sealed.

[2026-24 - Confirmatory4](#)

17. Adjournment

17.1. Adjournment of Regular Council Meeting

Recommendation:

That the meeting does hereby adjourn at



Township of Perth South Minutes Council Tuesday, June 2, 2026 - 9:30 AM

The Council of the Township of Perth South met in the Council Chambers in St. Pauls for its regular Council session.

MEMBERS PRESENT: Mayor Sue Orr, Deputy Mayor Robert Wilhelm, Councillor Jim Van Nes, Councillor Jeff Bell, and Councillor Jaime Martin

STAFF PRESENT: CAO Will Jaques, Deputy CAO/Treasurer Tracy Johnson, Director of Public Works Ken Bettles, Chief Building Official/By-law Enforcement Officer Martin Feeney, Drainage Superintendent Scott Richardson, and Clerk Lizet Scott

REGRETS: Councillor Mark Bell and Councillor Sam Corriveau

1. Call to Order

Mayor Orr called the meeting to order at 9:30 a.m.

2. Moment of Reflection

3. Confirmation of Agenda

3.1. Confirmation of Agenda

#180

Moved by Deputy Mayor Robert Wilhelm

Seconded by Councillor Jeff Bell

That the council agenda dated June 2, 2026 be approved as circulated. Carried

4. Declaration of Pecuniary Interest

None declared.

5. Report of Closed Session of Council

No closed session and no report.

6. Consent Agenda

6.1. Perth South Council - Regular Minutes - May 19, 2026

6.2. Ausable Bayfield Conservation Authority - May 21, 2026

6.3. ADAG Memo re Bring Your Own Permit Follow up to Municipalities

6.4. AMDSB Board Meeting Highlights - May 26, 2026

- 6.5. Kitchener - Heritage Helping Housing Building Grant
- 6.6. Matachewan - Ontario Sex Offender Registry
- 6.7. Matachewan - Protection of Canada's Children
- 6.8. Morris Turnberry - Conservation Authority Consolidation and Future Funding
- 6.9. Notice of Passing - South Huron Zoning By-law
- 6.10. Parry Sound - Support call for a review of the provincial-municipal fiscal framework
- 6.11. Plympton-Wyoming - Sustainable Provincial Grant Funding for Fire Services in Ontario
- 6.12. Prince Edward County - Insurance for owners of properties designated under the Ontario Heritage Act.
- 6.13. Prince Edward County - Feasibility of a Vacant Commercial Storefront Tax.
- 6.14. Prince Edward County - Municipal Freedom of Information and Protection of Privacy Act
- 6.15. Richmond Hill - Integrated Living and Participation Model for Adults with Developmental Disabilities
- 6.16. Town of Bruce Mines - Bill 97, Plan to Protect Ontario Act
- 6.17. Township of Brudenell Lyndoch and Raglan - Request for Provincial Legislation Amendments Health and Safety Concerns
- 6.18. Township of North Glengarry - Call to Return to Property Tax Reassessment Cycle
- 6.19. Township of Puslinch - Emergency Room Reform
- 6.20. United Counties of Leeds and Grenville - Proposed Harmonization of Municipal Road Construction Standards
- 6.21. UTRCA Board Of Directors - May 26 2026
- 6.22. Wawa - Opposing proposed changes to the Freedom of Information and Protection of Privacy Act

#181

Moved by Councillor Jaime Martin

Seconded by Councillor Jim Van Nes

That the consent agenda items 6.1 to 6.22 be received for information and that the regular council minutes of May 19, 2026 be adopted. Carried

7. Public Meetings/Hearings and Delegations

- 7.1. Emily Murphy Centre - Funding Request

Lisa Wilde, Executive Director of the Emily Murphy Centre, provided handouts to council regarding the Tiny Home project and fundraising campaign.

#182

Moved by Councillor Jeff Bell

Seconded by Deputy Mayor Robert Wilhelm

That Council approves using \$7,500 from the Community Wellness Fund to support the Emily Murphy Centre Tiny Homes project. Carried

8. Report**8.1. Chief Building Official/By-Law Enforcement Officer (Martin Feeney)**

- a) CBO Update

#183

Moved by Deputy Mayor Robert Wilhelm

Seconded by Councillor Jim Van Nes

That the CBO update report for May be received for information. Carried

8.2. Director of Public Works (Ken Bettles)

- a) Tender Results - Thompson Drain Branch A

#184

Moved by Councillor Jim Van Nes

Seconded by Councillor Jaime Martin

That the tender for the Thomson Drain Branch A be awarded to Robinson Farm Drainage in the amount of \$20,800.00 plus HST.
Carried

- b) Report - Drainage Superintendent Update

#185

Moved by Deputy Mayor Robert Wilhelm

Seconded by Councillor Jeff Bell

That the Drainage Superintendent update report be received for information. Carried

8.3. CAO (Will Jaques)

- a) Report - Letter from Town of St. Marys re Fire Prevention, Inspection and Public Education Services

#186

Moved by Councillor Jaime Martin

Seconded by Deputy Mayor Robert Wilhelm

THAT Council direct staff to prepare a report regarding Fire Prevention, Inspection and Public Education Services, for the Township. Carried

- b) Report - Biddulph Blanshard Fire Board - Extension of Agreement

#187

Moved by Councillor Jeff Bell

Seconded by Deputy Mayor Robert Wilhelm

THAT Council approve the extension of the agreement with the Township of Lucan Biddulph for operation and governance of the Biddulph-Blanshard Fire Area Board, for a period of time to expire December 31, 2027. Carried

9. Correspondence

No correspondence.

10. Council Reports

10.1. Mayor/Council Member Reports

(Verbal or written updates from members who sit on boards/committees)

The Mayor and Members of Council reported on their recent activities.

11. By-Laws

No by-laws.

12. Announcements

Councillor Bell noted that the Optimist Club was hosting the annual Bike Rodeo at the Pyramid Recreation Centre in St. Marys on Saturday.

13. Notices of Motion

No notices of motion.

14. Other Business

No other business.

15. Public Question Period

No questions from the public.

16. Confirmatory By-law

16.1. Confirmatory By-law

#188

Moved by Councillor Jaime Martin

Seconded by Councillor Jim Van Nes

That By-law 23-2026 being a by-law to adopt, confirm and ratify matters dealt with by resolution of the Township of Perth South be given first, second, and third readings, and be properly signed and sealed. Carried

17. Adjournment

17.1. Adjournment of Regular Council Meeting

#189

Moved by Deputy Mayor Robert Wilhelm

Seconded by Councillor Jaime Martin

That the meeting does hereby adjourn at 9:55 a.m. Carried

Mayor, Sue Orr

Clerk, Lizet Scott

Good News

Trustee Deborah Logue presented the Attorney General's Victim Services Award of Distinction

Chair Michael Bannerman was pleased to announce that trustee Deborah Logue, who is also the Executive Director of Victim Services, has received the Attorney General's Victim Services Award of Distinction. Deborah was recognized for her work shaping policies and programs that support victims of crime, and for providing compassionate support, referrals, and resources to victims of crime and other vulnerable populations. Congratulations Deborah!



Avon Maitland Teachers' Local Awards and Retirement Celebration

Vice Chair Patricia Smith shared that she and CEO Graham Shantz attended the Avon Maitland Teachers' Local Awards and Retirement Celebration held Thursday June 4, 2026. This event honours retirees and awards teachers for their achievements. She shared her appreciation for this chance to honor innovative staff at AMDSB.

OFSAA Winners

Superintendent Paul Langis was pleased to share that FE Madill successfully organized two OFSAA championship events in one week, an incredibly rare feat that brought over 1,000 students to Stratford. The undertaking was organized and led by three co-chairs: Pat Donnelly, Leanne McDonald, and Martina Aisenpreis. During the girls' banquet, co-chair Leanne McDonald was honored with the prestigious OFSAA Leadership in Sport Award. A big congratulations to the students and the co-chairs for an incredibly successful week!

North Perth Listowel Transition

Superintendent Jane Morris was pleased to discuss the work being done for the North Perth Listowel Transition, which includes installing two new portables over the summer. She also shared about collaboration being done with the Municipality of North Perth to implement traffic calming measures and lower speed limits in surrounding school zones. The External Transition Committee also hosted an open house recently which was a huge success and provided families with relevant information about the transition and gave them a chance to ask any questions they may have.

Choose Not to Use

Superintendent Kathy Boyd shared information about the Choose Not To Use initiative currently taking place in schools. This initiative promotes healthy decision making for students and aims to prevent or delay addictive behavior, specifically around cannabis use, vaping, and overuse of tech.

As part of the initiative, Central Perth PS hosted a caregiver presentation in January and created a parent and caregiver resource guide that was tied to addressing anxiety through storybooks for children.

Elma Township PS students participated in a poster competition, and learned about choosing not to use in classroom lessons. LDSS had a slogan contest, and the winning slogan was printed on lanyards for students. Stratford District SS hosted various events to promote social connections in their school.

South Huron DHS had a week-long daily wellness challenges, and included rotating wellness stations that had mental health professionals from different agencies in attendance. Little Falls PS focused on social emotional learning, and the importance of SEL in healthy decision making. Mitchell District HS created an awareness booth and made stress buster gift bags that had a variety of activities to use.

Romeo PS promoted screen free activities through board games and pizza night at the school. Upper Thames ES hosted the YMCA for Media Impact presentations for grade three to six. Thanks to all of the schools for taking part in this initiative!



Future Board Meetings

Regular Board Meetings are held in person unless otherwise noted. Links to join the Regular Board meetings online will be posted on the [Board Meeting page](#) the day before the meeting.

- Tuesday, June 23, 2026 at 4:15 p.m. (Regular Session, followed by Committee of the Whole, Closed Session - via MS Teams)

Future Meetings/Events with Trustee Representation

- Finance Committee – Tuesday, June 16, 2026 at 4:00 p.m. (MS Teams)
- AODA – Wednesday, June 17, 2026 at 3:00 p.m. (MS Teams)
- Finance Committee – Tuesday, June 23, 2026 at 12:00 - 12:45 p.m. (MS Teams)

May 26, 2026

Dear The Honourable Greg McGregor and The Honourable Rob Flack,

RE: Council motion passed May 26, 2026

Please be advised that on May 26, 2026, during a City Council meeting, Guelph City Council passed the following resolution in regard to the Request to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties.

Moved By: Councillor Caron

Seconded By: Councillor Klassen

1. The Council of the City of Guelph respectfully requests that the Province of Ontario amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intent to Designate for properties listed on municipal heritage registers; and
2. The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and
3. This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

Carried

Dylan McMahon, General Manager, City Clerk's
Office/City Clerk Corporate Services, **City Clerk's**
Office



T 519-822-1260 x 2811

E dylan.mcmahon@guelph.ca

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guelph.ca

Copy:

Hon. Graham McGregor, Minister of
Citizenship and Multiculturalism

Hon. Rob Flack, Minister of Municipal
Affairs and Housing

Mike Schreiner, MPP for Guelph

Association of Municipalities of
Ontario

Ontario Municipal Heritage

Committee Association

All Ontario Municipalities

June 03, 2026

Town of Bruce Mines
- and -
Township of Stone Mills

Sent via email: bteep@stonemills.com
info@brucemines.ca

To whom it may concern:

Re: Resolution 2026-377 Changes to FIPPA

Please be advised that the following resolution was passed at the June 03, 2026 meeting of the Council of the Municipality of Grey Highlands.

2026-377

**That Council receive the 2026-05-14 - Township of Stone Mills - Opposition to changes to Ontario's Freedom of Information Act for information; and
That Council receive the 2026-05-14 - Town of Bruce Mines - Concerns over changes to Ontario's Freedom of Information Act for information; and
That Council direct staff to send a letter of support to the Township of Stone Mills resolution 30-706-2026 and to the Town of Bruce Mines resolution on Bill 97, Plan to Protect Ontario Act, 2026 - Schedule 7 and to cc the letter to all MPP's, Association of Municipalities of Ontario (AMO), Information and Privacy Commissioner of Ontario (IPC) and All Ontario Municipalities.
CARRIED.**

If you require anything further, please contact this office.

Sincerely,

Amanda Fines-Vanalstine

Amanda Fines-VanAlstine
Manager of Corporate Services/Municipal Clerk
Municipality of Grey Highlands
cc. All MPP's
AMO
IPC; and
All Ontario Municipalities



The Corporation of the Town of Bruce Mines

PO Box 220
9126 Hwy. 17 East
Bruce Mines ON P0R 1C0

MAYOR: LORY PATERI
MUNICIPAL CLERK: JUDY DAVIS

Phone: (705)785-3493
Fax: (705)785-3170
Email: info@brucemines.ca
www.brucemines.ca

May 14, 2026

Sent by email: Doug.fordco@pc.ola.org

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Honourable Doug Ford,

Re: Bill 97, Plan to Protect Ontario Act (Budget Measures), 2026 – Schedule 7

At its Regular Meeting held on May 4, 2026, the Council of the Town of Bruce Mines reviewed the changes introduced through Schedule 7 of Bill 97, which amends the Freedom of Information and Protection of Privacy Act (FIPPA).

At that meeting, Council adopted a resolution expressing concern regarding these amendments and their impact on transparency and public access to information.

Enclosed is a copy of the resolution supported by Bruce Mines Council.

Sincerely,

Tarra Lapensee
Deputy Clerk
info@brucemines.ca
705-785-3493

cc:

The Honourable Doug Downey, Attorney General of Ontario
The Honourable Bill Rosenberg, Member of Provincial Parliament
Association of Municipalities of Ontario (AMO)
Federation of Northern Ontario Municipalities (FONOM)
Information and Privacy Commissioner of Ontario, Patricia Kosseim
All Ontario Municipalities

WHEREAS THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (FIPPA) RECEIVED ROYAL ASSENT IN 1987, COMING INTO FORCE ON JANUARY 1, 1988; AND

WHEREAS THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (MFIPPA) RECEIVED ROYAL ASSENT IN 1990, COMING INTO FORCE ON JANUARY 1, 1991; AND

WHEREAS BOTH ACTS PROVIDE THE PUBLIC WITH A LEGAL RIGHT OF ACCESS TO GOVERNMENT-HELD INFORMATION, REFLECTING THE PRINCIPLE THAT SUCH INFORMATION BELONGS TO THE PUBLIC UNLESS THERE IS A VALID REASON TO WITHHOLD IT; AND

WHEREAS THE INFORMATION AND PRIVACY COMMISSIONER OF ONTARIO HAS REINFORCED THAT ACCESS TO INFORMATION IS “ESSENTIAL TO THE HEALTHY FUNCTIONING OF A DEMOCRATIC SOCIETY” AND TO TRANSPARENT GOVERNANCE; AND

WHEREAS BILL 97 (2026): PLAN TO PROTECT ONTARIO ACT (BUDGET MEASURES) RECEIVED ROYAL ASSENT ON APRIL 24, 2026, INTRODUCING SIGNIFICANT CHANGES TO FREEDOM OF INFORMATION RULES, INCLUDING NEW EXEMPTIONS FOR MINISTERS’ OFFICES; AND

WHEREAS RECORDS HELD BY THE PREMIER, CABINET MINISTERS, PARLIAMENTARY ASSISTANTS, AND THEIR OFFICES ARE NO LONGER SUBJECT TO FREEDOM OF INFORMATION REQUESTS AND ARE NO LONGER CONSIDERED FOI-ELIGIBLE RECORDS; AND

WHEREAS COUNCIL IS OF THE OPINION THAT THE PASSAGE OF BILL 97 REPRESENTS A STEP BACKWARD FROM LONG-STANDING PROVINCIAL COMMITMENTS TO OPENNESS, TRANSPARENCY, AND ACCOUNTABILITY;

THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF BRUCE MINES FORMALLY EXPRESSES ITS CONCERN WITH THE PASSAGE OF BILL 97 (2026) AND FINDS THAT IT CONSTITUTES A REGRESSION FROM ESTABLISHED PRINCIPLES OF TRANSPARENT GOVERNANCE; AND

BE IT FURTHER RESOLVED THAT COUNCIL URGES THE GOVERNMENT OF ONTARIO TO REPEAL THIS PROVISION OF THE LEGISLATION; AND

BE IT FURTHER RESOLVED THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE PREMIER OF ONTARIO, DOUG FORD; THE ATTORNEY GENERAL OF ONTARIO, DOUG DOWNEY; THE MEMBER OF PROVINCIAL PARLIAMENT, BILL ROSENBERG; THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO); THE FEDERATION OF NORTHERN ONTARIO MUNICIPALITIES (FONOM); AND THE INFORMATION AND PRIVACY COMMISSIONER OF ONTARIO, PATRICIA KOSSEIM, AND THAT IT BE CIRCULATED TO ALL MUNICIPALITIES IN ONTARIO.

**The Corporation of The
Township of Stone Mills**

4504 County Road 4, Centreville, Ontario K0K 1N0

Tel. (613) 378-2475 Fax. (613) 378-0033

Website: www.stonemills.com



May 14, 2026

Sent Via Email Only

Hon. Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Dear Hon. Doug Ford,

Re: Township of Stone Mills opposition to the changes to Ontario's Freedom of Information and Protection of Privacy Act

Please be advised that during the regular Council meeting of April 13, 2026, Township of Stone Mills Council passed the following motion,

Resolution 30-706-2026

Whereas the government of Ontario is proposing changes to the Freedom of Information and Protection of Privacy Act (FIPPA) that would exclude records of the premier, cabinet ministers and their staff from public access requests;

AND Whereas these changes would apply retroactively and may limit access to records related to matters of public interest;

AND Whereas the Information and Privacy Commissioner for Ontario has warned that these changes would reduce transparency and accountability, Freedom of Information laws are an essential to the public trust and democratic accountability;

Therefore Be It Resolved That Stone Mills Township oppose the proposed changes to FIPPA;

1. Call on the Province to ensure records related to government business remain accessible to the public;
2. Urge the Province to consult with the Information and Privacy Commissioner of Ontario and the public before proceeding;
3. Direct that this motion be circulated to the Premier Doug Ford, appropriate minister, all MPP's and Ontario municipalities.

Moved By Councillor Woodcock

Seconded By Councillor Milligan

Carried

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

B Teeple

Brandi Teeple
Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

cc. All Ontario Municipalities
All MPP's

May 20, 2026

Ministry of Citizenship and Multiculturalism
56 Wellesley St. W
14th Floor
Toronto, ON
M7A 2E7

Sent via email: graham.mcgregor@ontario.ca

Dear: Hon. Graham McGregor

Re: Grey Highlands Resolution 2026-341

Please be advised that the following resolution was passed at the May 20, 2026 meeting of the Council of the Municipality of Grey Highlands.

That Council receive the Heritage Grey Highlands Committee receive HGHC2026-13 Resolution and the Town of Lincoln Resolution PED-2026-22 requesting the Province of Ontario to extend the deadline for Notices of Intention to Designate Listed Heritage Properties; and Whereas amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and Whereas the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027 in response to concerns raised by municipalities and heritage stakeholders; and Whereas municipalities require sufficient time and resources to undertake research, documentation, consultation, and evaluation to determine whether listed properties warrant designation under the Ontario Heritage Act; and Whereas the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of demolition or irreversible alteration before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and Whereas many municipalities, including the Municipality of Grey Highlands, do not have dedicated heritage planning staff and must rely on volunteer Heritage Advisory Committee members or external heritage consultants to undertake

The Municipality of Grey Highlands
206 Toronto Street South, Unit One - P.O. Box 409 Markdale, Ontario N0C 1H0
519-986-2811 Toll-Free 1-888-342-4059 Fax 519-986-3643
www.greyhighlands.ca info@greyhighlands.ca

property evaluations, which can result in additional financial and administrative pressures; and

Whereas municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and

Whereas Ontario municipalities are now in a municipal election year which may further impact progress related to reviewing and processing property designations; now

Therefore be it resolved that:

That Council respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and

The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and

This resolution be circulated to Minister of Citizenship and Multiculturalism Graham McGregor, Minister of Municipal Affairs and Housing Rob Flack, Bruce-Grey-Owen Sound MPP Paul Vickers, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

If you require anything further, please contact this office.

Sincerely,

Amanda Fines-Vanalstine

Amanda Fines-VanAlstine
Manager of Corporate Services/Municipal Clerk
Municipality of Grey Highlands

cc. Minister of Municipal Affairs and Housing Rob Flack
Bruce-Grey-Owen Sound MPP Paul Vickers,
The Association of Municipalities of Ontario,
The Ontario Municipal Heritage Committee Association, and
All Ontario municipalities

The Municipality of Grey Highlands

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The Corporation of the Town of Grimsby

Administration

Office of the Town Clerk

160 Livingston Avenue, Grimsby, ON L3M 0J5

Phone: 905-945-9634 Ext. 2171 | **Fax:** 905-945-5010

Email: vsteele@grimsby.ca

Friday, May 29, 2026

SENT VIA E-MAIL

RE: Municipal Heritage Register Extension

Please be advised that the Council of the Corporation of the Town of Grimsby at its meeting held on Monday May 25, 2026, approved the following motion:

Whereas amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and

Whereas the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027, in response to concerns raised by municipalities and heritage stakeholders; and

Whereas many municipalities have been actively engaging in research, documentation, and consultation to ensure that listed cultural heritage resources are adequately evaluated to determine whether listed properties warrant designation under the Ontario Heritage Act; and

Whereas the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of irreversible alteration or demolition before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and

Whereas municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and



The Corporation of the Town of Grimsby

Administration

Office of the Town Clerk

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Email: vsteele@grimsby.ca

Whereas since 2023, the Town of Grimsby has consulted over 200 property owners regarding designation, started the designation process on 63 properties, and completed designation on 49 properties, 47 of which did not go to the Ontario Land Tribunal; and

Whereas the Town of Grimsby values its heritage resources and has also been working with property owners and developers on plans to restore, adapt, and meaningfully incorporate heritage buildings into their upcoming new, large scale rental housing developments. This collaborative work is evidence that protected heritage properties are not obstacles that inherently restrict development, but valuable assets that have the potential to contribute to the betterment of both the site and future of the community; and

Whereas since 2023, the Town of Grimsby has implemented the new heritage property grant program and tax relief incentive program to support the long-term preservation of the Town's invaluable heritage resources. Thus far, 13 heritage property grants and 26 tax relief rebates have been awarded; and

Whereas the Grimsby Heritage Advisory Committee, at its meeting of May 12, 2026, recommended that Council advocate to the Province of Ontario for a further extension to the current deadline;

Therefore be it resolved that the Council of the Town of Grimsby endorse the recommendation of its Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to maintain the municipal heritage registers indefinitely, or if more appropriate extend the deadline to January 1, 2030, for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022.

Be it further resolved that the extension of the deadline to January 1, 2030, or another reasonable timeframe, will provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and



**The Corporation of the Town of Grimsby
Administration**

Office of the Town Clerk

160 Livingston Avenue, Grimsby, ON L3M 0J5

Phone: 905-945-9634 Ext. 2171 | **Fax:** 905-945-5010

Email: vsteele@grimsby.ca

Be it further resolved that this resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

If you require any other additional information, please let me know.

Regards,

Victoria Steele
Town Clerk

CC:

Hon. Graham McGregor, Minister of Citizenship and Multiculturalism

Hon. Rob Flack, Minister of Municipal Affairs and Housing

Hon. Sam Oosterhoff, Associate Minister of Energy-Intensive Industries

Association of Municipalities of Ontario

Ontario Municipal Heritage Committee Association

All Ontario Municipalities

June 5, 2026

Honourable Doug Ford, Premier of Ontario
Via Email

Re: Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Please be advised that Council of the Town of Halton Hills at its meeting of Monday June 1, 2026, adopted Resolution No. 2026-0107 regarding Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens.

Attached for your information is a copy of Resolution No. 2026-0107.

Respectfully,



Melissa Lawr, AMP, Dipl.M.A.
Deputy Clerk – Legislation

cc. Ontario Minister of Natural Resources
Ontario Minister of Agriculture, Food and Agribusiness
Ontario Minister of Municipal Affairs and Housing
Ontario Minister of the Environment, Conservation and Parks
Federal Minister of Environment and Climate Change
Federal Minister of Agriculture and Agri-Food
Halton area MPs and MPPs
Region of Halton
HRFA
OFA
Conservation Halton
Credit Valley Conservation
Grand River Conservation Authority
AMO
ROMA
FCM
Ontario Invasive Plant Council
Landscape Ontario
Canadian Nursery Landscape Association
All Ontario municipalities



TOWN OF
HALTON HILLS

THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2026-0107

Title: Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Date: June 1, 2026

Moved by: Councillor J. Brass

Seconded by: Councillor C. Garneau

Item No. 12.3

WHEREAS invasive plants, shrubs, vines, groundcovers, ornamental species, seeds and nursery stock can cause significant damage to municipal infrastructure, roadsides, stormwater systems, parks, trails, natural heritage areas, agricultural lands, woodlots, shorelines, private property and local biodiversity;

AND WHEREAS Ontario municipalities and conservation authorities are estimated to spend approximately \$50.8 million annually managing invasive species, and the average annual cost per Ontario municipality has been estimated at \$218,148, with approximately 80% of expenditures directed toward control and management rather than prevention; (Invasive Species Centre)

AND WHEREAS these costs are ultimately borne by local taxpayers, conservation authorities, property owners, farmers, volunteers and community groups who are often left to manage invasive species after they have already been introduced, sold, planted, escaped cultivation and spread;

AND WHEREAS the Province of Ontario, through the Invasive Species Act, 2015, which allows species to be listed as prohibited or restricted, and which can make it illegal to import, possess, transport, propagate, buy, sell, lease or trade listed invasive species; (Invasive Species Centre)

AND WHEREAS the concern is not with plants that are already clearly prohibited or restricted, but with invasive species and seeds and nursery stock that may

continue to be sold or distributed before modernized provincial rules, public guidance and retail practices have fully caught up with current science and local experience;

AND WHEREAS garden centres, nurseries, landscape suppliers, seed distributors, online retailers, landscapers and residents all have an important role to play in preventing the spread of invasive plants before they become a costly municipal and environmental problem;

AND WHEREAS the Ontario Invasive Plant Council's Grow Me Instead program promotes native and non-invasive alternatives for healthy, diverse and wildlife-friendly gardens, and its updated Southern Ontario guide includes additional invasive plants and alternatives to help residents, gardeners and landscapers make better choices; (Ontario Invasive Plant Council)

AND WHEREAS recent local reporting in Halton Hills has highlighted the importance of choosing native alternatives to invasive garden plants, including through Grow Native Halton and the Ontario Invasive Plant Council's Grow Me Instead resources;

AND WHEREAS the continued sale and distribution of invasive ornamental plants undermine the work of municipalities, conservation authorities, environmental organizations, horticultural societies, local volunteers and residents who are investing time and taxpayer dollars to remove and manage these same species;

AND WHEREAS prevention at the point of sale is more cost-effective, more practical and more respectful of taxpayers than asking municipalities and property owners to pay for removal after invasive species have spread across property lines and municipal boundaries;

AND WHEREAS invasive plants do not recognize municipal boundaries, and effective prevention requires coordinated action by the Province of Ontario, the Government of Canada, municipalities, conservation authorities, Indigenous communities, agricultural organizations, the nursery and landscape sector, retailers, landowners and residents;

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills respectfully request that the Province of Ontario, in consultation with municipalities, AMO, ROMA, conservation authorities, the Ontario Invasive Plant Council, Indigenous communities, agricultural organizations, environmental organizations, horticultural societies, the nursery and landscape sector, garden centres and other relevant stakeholders, undertake a review and modernization of Ontario's invasive plant regulatory framework;

AND FURTHER THAT this review include consideration of expanding and regularly updating the list of prohibited and restricted invasive plant species, including invasive plants, shrubs, vines, groundcovers, ornamental species,

seeds and nursery stock that pose a risk to Ontario's natural heritage, agriculture, municipal infrastructure, parks, trails, roadsides, stormwater systems and private property;

AND FURTHER THAT the Province of Ontario be requested to prohibit the sale, distribution, propagation and trade of listed invasive plant species through garden centres, nurseries, landscaping suppliers, online retailers, seed distributors and other commercial pathways;

AND FURTHER THAT the Province of Ontario be requested to develop clear labelling, public education and retailer guidance requirements so that residents, gardeners, landscapers and retailers can easily identify invasive species and choose native or non-invasive alternatives;

AND FURTHER THAT the Province of Ontario be requested to work with the nursery, garden centre and landscape sectors on a practical transition plan that supports compliance, protects small businesses, promotes native and non-invasive alternatives, and prevents invasive plants from continuing to enter communities through ordinary consumer purchases;

AND FURTHER THAT the Government of Canada be requested to review and strengthen, where appropriate, federal import, border, labelling and online sales rules related to invasive plants, seeds and nursery stock entering Canada, so that provincial prevention efforts are not undermined by interprovincial or international trade;

AND FURTHER THAT the Province of Ontario and Government of Canada be requested to support municipalities, conservation authorities and community partners with stronger prevention tools, updated science-based lists, public education materials and funding programs that prioritize prevention over costly long-term control and removal;

AND FURTHER THAT a copy of this resolution be forwarded to the Premier of Ontario, the Ontario Minister of Natural Resources, the Ontario Minister of Agriculture, Food and Agribusiness, the Ontario Minister of Municipal Affairs and Housing, the Ontario Minister of the Environment, Conservation and Parks, the federal Minister of Environment and Climate Change, the federal Minister of Agriculture and Agri-Food, Halton-area MPs and MPPs, the Region of Halton, HRFA, OFA, Conservation Halton, Credit Valley Conservation, Grand River Conservation Authority, AMO, ROMA, FCM, the Ontario Invasive Plant Council, Landscape Ontario, the Canadian Nursery Landscape Association, and all Ontario municipalities for their consideration and support.



Mayor Ann Lawlor



June 4, 2026

Request for Support – Ontario Firefighter Certification Requirements

Dear Municipal Clerks,

The Town of Iroquois Falls is seeking support from neighboring municipalities regarding the implementation of Ontario Regulation 343/22 (Firefighter Certification), which requires firefighters performing certain suppression and extrication activities to obtain prescribed certifications by July 1, 2026.

While we support the importance of firefighter training and safety, The Town of Iroquois Falls has concerns about the impact these requirements may have on volunteer and composite fire departments, particularly in rural and northern communities.

Council recently passed a resolution requesting that the Office of the Fire Marshal revisit the mandatory certification program and consider greater flexibility while maintaining high standards of public and firefighter safety.

We respectfully ask that you share the attached resolution with your Fire Chief for review and consideration. If your municipality shares similar concerns, we welcome your support and advocacy on this matter.

Thank you for your time and consideration.

Sincerely,

Maureen Reeder, Clerk
The Town of Iroquois Falls

ADDRESS

253 Main Street, PO Box 230
Iroquois Falls, Ontario P0K1G0

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2026-1746

June 1, 2026

On May 25, 2026, our government introduced the proposed [Protecting Ontario's Streets and Communities Act, 2026](#) (Bill 119). Through this legislation, we are proposing new tools to address zoning by-law contraventions which respond to recommendations and requests from municipal leaders. The proposed *Planning Act* changes, if passed, would enable municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions which relate to land uses that are not permitted.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario Posting [026-0558 Proposed Planning Act Changes \(Schedule 7 of Bill 119 - Protecting Ontario's Streets and Communities Act, 2026\)](#) from May 26, 2026, to June 25, 2026. The government invites you to review the [Environmental Registry of Ontario and Regulatory Registry of Ontario](#) links provided above and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder Relations, Caucus Affairs and Public Appointments, Tanner Zelenko at tanner.zelenko@ontario.ca.

I look forward to continued collaboration with you to address these and other important issues facing our communities.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Hon. Robert J. Flack

Minister of Municipal Affairs and Housing

c. The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing

Robert Dodd, Chief of Staff Minister's Office

Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing

Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing

Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing

Martha Greenberg, Deputy Minister, Municipal Affairs and Housing

David McLean, Assistant Deputy Minister, Municipal Affairs and Housing

Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing

Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

Municipal Chief Administrative Officers



The Corporation of the Municipality of Red Lake

COUNCIL RESOLUTION

MOVED BY: Councillor Geary

NO 104-26

SECONDED BY: Councillor Krystoff

DATE: May 19th, 2026

WHEREAS Ontario municipalities are required to maintain a police service or detachment board; and

WHEREAS policing is a provincially legislated responsibility, yet municipalities are bearing the brunt of rising costs to implement provincial mandates; and

WHEREAS the Association of Municipalities of Ontario (AMO) has asserted that the fiscal framework that enables municipalities to provide critical policing and public safety services is broken, and AMO requests an urgent update to the provincial-municipal fiscal relationship; and

WHEREAS double-digit increases in municipal annual Ontario Provincial Police (OPP) budgets are unsustainable, especially as Ontario municipal police services tackle provincial responsibilities, including mental health, addictions, and homelessness, which place police resources under enormous financial strain; and

WHEREAS municipalities across Ontario are experiencing increased police operating and capital costs directly attributable to new compliance and operational standards required under the Community Safety and Policing Act, 2019 (the Act); and; and

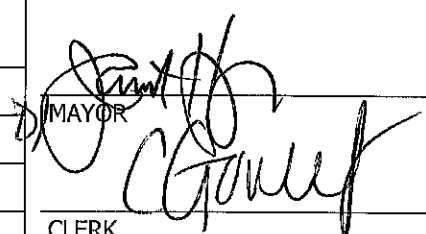
WHEREAS the costs of other measures, such as providing provincial court security, are rising and are not part of providing core, adequate, and effective municipal policing; and

WHEREAS these developments especially negatively impact rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of Red Lake hereby requests that the Province provide financial assistance to municipalities to offset all additional costs directly and demonstrably incurred as a result of compliance with the Act, not general increases to police budgets; and

FURTHER THAT Council urges the Province of Ontario to expeditiously review and reform its current police grant programs to ensure a more equitable distribution of funding to municipalities, so that communities with changing populations and expanding service demands receive fair and sustainable provincial support; and

THAT this resolution be forwarded to the Premier of Ontario, the Solicitor-General of Ontario, the Minister of Municipal Affairs and Housing (MMAH), the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), Police Governance Ontario (PGO), and all Ontario municipalities for their endorsement.

				CARRIED <input checked="" type="checkbox"/>	DEFEATED <input type="checkbox"/>
Declaration of Interest (*)	NAME OF COUNCIL MEMBER	YEAS	NAYS		
	BADIUK, Warren			 MAYOR CLERK	
	GEARY, Debra				
	HAGER, Janet				
	KRISTOFF, Jamie				
	MOTA, Fred				
* General Nature Thereof: <input checked="" type="checkbox"/>					

Distribution: File - distribution - Executive Assistant

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 4.4.3.
Resolution Number 2026-074
Title: Correspondence - Northeastern Manitoulin & The Islands - Resolution No 75-03-2026
Date: April 15, 2026

Moved by: Councillor Laframboise
Seconded by: Councillor Lachance

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution Number 75-03-2026 passed by Northeastern Manitoulin & The Islands regarding chip and tar surface treatment;

AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Minister of Environment; our local Member of Provincial Parliament (MPP), the Association of Municipalities of Ontario (AMO); the Federation of Northern Ontario Municipalities (FONOM); Ontario Good Roads Association; and all Ontario Municipalities.

CARRIED


MAYOR



Box 608, Little Current, POP 1K0
705-368-3500

June 3, 2026

Please see attached a motion passed unanimously by our Council regarding the need of our health care system.

Resolution No. 133-06-2026

Moved by: D. Orr

Seconded by: G. Williamson

Whereas the Canadian Center for Policy Alternatives (CCPA) has conducted research which unequivocally identifies that Ontario Hospitals are underfunded by the Government of Ontario;

And Whereas the CCPA study, Failure by Design, clearly identifies that smaller and rural hospitals are disproportionately disadvantaged by the underfunding;

And Whereas as a direct result of the underfunding Emergency Department wait times for an initial physician assessment have increased to 4.5 hours in 2024 – 2025 from 2.7 hours in 2020 – 2021;

And Whereas 90 percent of patients spend on average 44 hours in the emergency department waiting to be admitted when further care is required;

And Whereas the Provincial Government increased total health care spending from 7.4 percent of GDP in 2014 to only 7.6 percent of GDP by 2023, which did not keep pace with raising health care costs:

Therefore be it resolved that the Council for the Town of Northeastern Manitoulin and the Islands request that the Province of Ontario provide immediate and sustained funding to improve hospital finances and capacity, which as per the recommendations in the CCPA study, would require an immediate injection of \$3.2 billion supported by annual increases of 6% per year thereafter.

Carried

We would appreciate your support by forwarding your supporting motion on to the Provincial Government.

Thank you



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2026 - 072

DIVISION LIST

YES NO

DATE: June 2, 2026

- Councillor **G. ASHFORD**
- Councillor **J. BELESKEY**
- Councillor **P. BORNEMAN**
- Councillor **B. KEITH**
- Councillor **D. McCANN**
- Councillor **C. McDONALD**
- Mayor **J. McGARVEY**

MOVED BY:

SECONDED BY:

CARRIED: DEFEATED: Postponed to:

That the Council of the Corporation of Town of Parry Sound supports the request by the Durham District School Board regarding school board governance with the following requests:

1. That the Province of Ontario to undertake a comprehensive, province-wide consultation process prior to making any decisions regarding changes to school board governance, including the potential elimination of trustees;
2. That the Province of Ontario ensures that any future governance model maintains strong local representation and reflects the diverse needs of communities across the province, including Northern and rural municipalities; and

THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Education, the Ontario Ombudsman, the Durham District School Board, The Near North District School Board, the Simcoe Muskoka Catholic District School Board, the Conseil scolaire public du Nord-Est de l'Ontario, the Association of Municipalities of Ontario (AMO), local Members of Provincial Parliament, and all Ontario municipalities for their consideration and support.

Mayor Jamie McGarvey

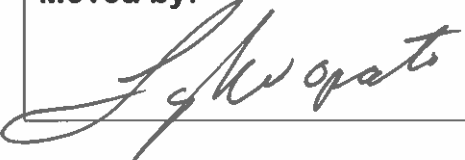
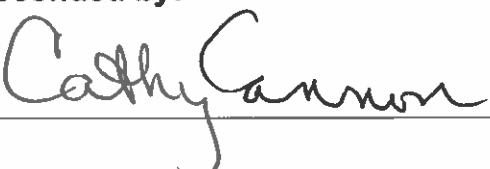


The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, May 19, 2026

Resolution # RC26104	Meeting Order: 4
Moved by: 	Seconded by: 

WHEREAS the Board of Trustees of the Durham District School Board has requested that a province-wide consultation process be undertaken prior to any governance changes or decisions that would result in the elimination of school board trustees; and

WHEREAS the potential elimination of elected school board trustees represents a significant and fundamental shift in Ontario’s education governance structure; and

WHEREAS school board trustees serve as a longstanding and essential democratic link between local communities and the public education system, ensuring that community voices are reflected in decision-making processes; and

WHEREAS changes of this magnitude should not proceed without evidence-based research, transparency, and meaningful public engagement to fully understand potential impacts; and

WHEREAS the Municipality of Wawa recognizes the importance of local representation in addressing the diverse and unique needs of communities, including rural, remote, and Northern municipalities; and

WHEREAS the removal of school board trustees may result in unintended consequences that could negatively impact community representation, accountability, and responsiveness within the education system; and

WHEREAS transparency regarding the rationale, objectives, and anticipated outcomes of any proposed governance changes is essential to maintaining public trust and ensuring informed dialogue;



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Wawa supports the request of the Durham District School Board for the Province of Ontario to undertake a comprehensive, province-wide consultation process prior to making any decisions regarding changes to school board governance, including the potential elimination of trustees;

AND FURTHER THAT the Council of the Corporation of Municipality of Wawa supports the call for an independent review by the Ombudsman's Office regarding the potential impacts of removing school board trustees, particularly with respect to fairness, openness, transparency, and accountability;

AND FURTHER THAT the Council of the Corporation of Municipality of Wawa urges the Province of Ontario to ensure that any future governance model maintains strong local representation and reflects the diverse needs of communities across the province, including Northern and rural municipalities;

AND FURTHER THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Education, the Ontario Ombudsman, the Durham District School Board, the Association of Municipalities of Ontario (AMO), local Members of Provincial Parliament, and all Ontario municipalities for their consideration and support.

RESOLUTION RESULT		RECORDED VOTE	
<input type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield	
<input type="checkbox"/>	TABLED	Cathy Cannon	
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon	
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann	
<input type="checkbox"/>	WITHDRAWN	Joseph Opato	

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

DEPUTY MAYOR - MITCH HATFIELD	CLERK - MAURY O'NEILL
<i>Mecheline Hatfield</i>	<i>Maury O'Neill</i>

This document is available in alternate formats.

May 29, 2026

Please be advised that during the regular Council meeting of May 26, 2026 the following resolution regarding the Better Regional Governance Act was carried.

RESOLUTION NO. 2026-246

DATE: **May 26, 2026**

MOVED BY: **Councillor MacNaughton**

SECONDED BY: **Councillor Branderhorst**

WHEREAS electoral representation is the keystone of Canadian democracy; and,

WHEREAS the Better Regional Governance Act, 2026 (Act) received royal assent on May 7th; and,

WHEREAS the Act allows the provincial government to interfere with shape and composition of certain local and regional governments in Ontario without consultation, clear rationale or democratic process; and,

WHEREAS the Act allows the Minister of Municipal Affairs and Housing, without consultation, clear rationale, or democratic process to appoint or vacate heads of council; and

WHEREAS the Act allows any appointed, non-elected head of council to have the voting rights of an elected mayor which may include strong chair powers; and

WHEREAS these changes are part of a series of anti-democratic decisions that undermine municipal authority and centralize local decision making at the province;

THEREFORE BE IT RESOLVED that Prince Edward County Council, in solidarity with the impacted municipalities, urge the Province to recommit to local democracy, empower municipalities to determine their own composition, and restore the requirement that all local governments and regional council members including regional chairs be directly elected by their communities to ensure heads of council remain directly accountable to local voters; and,

THAT Council urge the province to restrict any further changes or expansion of the Act in any way that could undermine the democratic vigour of any additional municipality; and,

THAT this resolution be forwarded to Premier Doug Ford, the Minister of Municipal Affairs and Housing Rob Flack, and Member of Provincial Parliament, Tyler Allsop; and

THAT this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor MacNaughton, Councillor Branderhorst



May 29, 2026

Please be advised that during the regular Council meeting of May 26, 2026 the following resolution seeking support for sustainable funding for Public Health Units was carried.

RESOLUTION NO. 2026-244

DATE: May 26, 2026

MOVED BY: Councillor Roberts

SECONDED BY: Councillor Nieman

WHEREAS Ontario public health units and agencies provide a vital service to Ontarians that keeps people healthy, out of hospitals and out of the acute care system;

WHEREAS rural-urban equity in Ontario's public healthcare delivery is essential for a thriving provincial economy that keeps people at work and contributing;

WHEREAS Ontario's public health units & agencies sector has received a mere 1% in its annual budget increase from Queen's Park since 2018, a sum significantly below inflation and real-world cost increases;

WHEREAS public health faces steadily increasing demands, such as a 231% increase in respiratory outbreaks supported in Ontario's long-term care homes, hospitals, and retirement homes since 2018, as well as a 637% increase in Infection Prevention & Control complaints follow-ups;

WHEREAS according to the Association of Municipalities of Ontario (AMO), municipalities across Ontario spend close to \$4 billion on health despite receiving less than \$2 billion in provincial grants, and Canada's Constitution Act 1867 clearly asserts provincial responsibility for health;

WHEREAS Ontario consistently ranks at the bottom for provincial health spending per capita, at \$876 below the average of other provinces using 2022-2023 data;

WHEREAS 60% of Ontario's hospitals are overwhelmed and in dire operating deficits, yet the Canadian Public Health Association asserts that investment in Ontario public health's preventative and health promotion initiatives delivers a 4:1 return on investment, for example, for every dollar spent on upstream public health vaccine immunization of children, \$16 in downstream hospital and primary health care costs are saved;

WHEREAS municipalities are being asked to shoulder an escalating percentage of public health unit costs while also asked to solve complex social determinates of health such as rural homelessness and food insecurity but with limited revenue tools;

WHEREAS the province and federal governments continue to collect significant revenue from local/municipal property transactions through the Land Transfer Tax and Goods & Services Tax;

NOW THEREFORE BE IT RESOLVED THAT The Council of the Corporation of the County of Prince Edward requests:

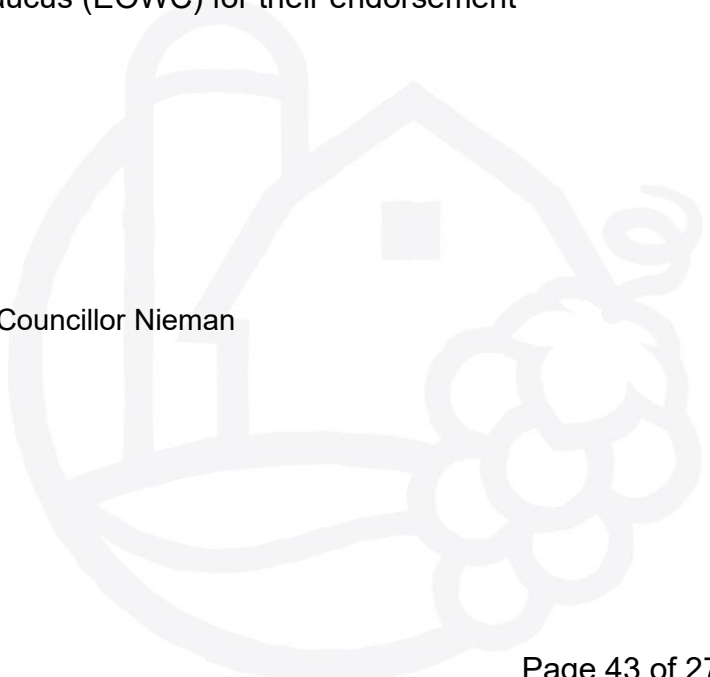
1. **THAT** the Provincial Government redistribute a portion of the Land Transfer Tax to municipalities to address public health funding gaps and the rising % share of municipal contributions to public health units;
2. **THAT** when the province announces its new Ontario Public Health Standards, it also commits to minimum annual funding increases tied to Ontario's consumer price inflation, currently holding at 2.4%;
3. **THAT** this resolution be forwarded to Prime Minister Mark Carney, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, Bay of Quinte Member of Parliament, Chris Malette, and Member of Provincial Parliament, Tyler Allsop; and
4. **THAT** this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) Rural Ontario Municipal Association (ROMA) and the Eastern Ontario Wardens' Caucus (EOWC) for their endorsement and advocacy.

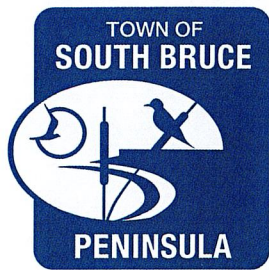
Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Roberts, Councillor Nieman





Excerpt from Council Meeting Minutes – June 2, 2026

19. Notice of Motion – Deputy Mayor Hull – Affirming Outdoor Education as an Essential Part of Public Education in Ontario

Deputy Mayor Hull explained the importance of outdoor education and how this motion is in response to the closure of the Toronto District School Board outdoor education centre. He explained that he is asking for the Parks, Recreation and Culture Department to be mindful of outdoor nature-related opportunities for citizens; he is not asking for a formal report.

Discussion included staff evaluation and making a change to the motion to recognize the work staff currently undertake regarding outdoor opportunities.

R-151-2026

It was **Moved** by C. Hull, **Seconded** by J. Kirkland and **Carried**

Whereas outdoor and experiential education provides students with critical opportunities to improve mental health, physical well-being, environmental literacy, teamwork, leadership, resilience, and academic engagement;

And whereas access to nature and outdoor learning opportunities should not depend on a family's income, geography, or ability to afford private camps, cottages, or outdoor recreation;

And whereas many students, especially those living in urban communities, rely on publicly funded school programs as their primary opportunity to experience forests, trails, waterways, dark skies, overnight camping, and land-based learning;

And whereas closures of Outdoor Education Centres risk creating long-term negative consequences for student wellness, environmental stewardship, and equitable access to experiential learning opportunities;

And whereas knowledgeable and experienced outdoor education staff are essential to delivering safe, inclusive, and curriculum-based learning experiences;

And whereas municipalities that benefit from tourism connected to parks, trails, and natural spaces depend on environmentally responsible stewardship by visitors.

Therefore be it resolved that the Town of South Bruce Peninsula requests the Province of Ontario to:

1. Recognize outdoor education as an essential educational service and commit to equitable access for all Ontario students, and
2. Halt the closure of outdoor education centres and restore stable funding for programming across Ontario;

And that the Town's Parks, Recreation and Culture Department continues to evaluate how it can increase nature-related educational opportunities for citizens of all ages and abilities;

And further that this motion be forwarded to the Bluewater District School Board Trustees, MPP Paul Vickers, the Ontario Minister of Education MPP Paul Calandra, AMO, ROMA, The Council of Outdoor Educators of Ontario, and all other municipalities across Ontario.



The Corporation of the
TOWNSHIP OF BALDWIN

11 Spooner Street
MCKERROW, ONTARIO POP 1M0
TEL: (705) 869-0225 FAX: (705) 869-5049
CLERK: Holly Zahorodny – admin@baldwin.ca

9.1
(7)

MOVED BY:

- Jason Cote
 Marc Lepine
 Ray Maltais
 Bert McDowell

SECONDED BY:

- Jason Cote
 Marc Lepine
 Ray Maltais
 Bert McDowell

RESOLUTION # 26 – 061

Date: April 13, 2026

WHEREAS the Ontario Provincial Police (OPP) provide policing services to both organized municipalities and unorganized territories across the Province of Ontario;

AND WHEREAS organized municipalities receiving OPP policing services are billed under the OPP Municipal Policing Billing Model, which includes a base service cost and additional costs related to calls for service;

AND WHEREAS unorganized townships and territories contribute to policing costs through provincial taxation mechanisms and pay only a base rate while receiving OPP policing services;

AND WHEREAS residents of unorganized territories receive comparable OPP policing services to those provided in organized municipalities;

AND WHEREAS recent increases in OPP policing costs have placed a growing and disproportionate financial burden on organized municipalities and their taxpayers;

AND WHEREAS municipalities have limited revenue tools and must rely primarily on property taxation to fund essential services such as policing;

AND WHEREAS the current funding structure creates an inequitable situation in which organized municipalities are required to subsidize a larger share of policing costs while similar services are provided in unorganized territories at a significantly lower contribution level;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Baldwin calls upon the Province of Ontario to conduct an immediate review of the OPP Municipal Policing Billing Model and the policing funding structure for unorganized territories



The Corporation of the
TOWNSHIP OF BALDWIN

11 Spooner Street
 MCKERROW, ONTARIO POP 1M0
 TEL: (705) 869-0225 FAX: (705) 869-5049
 CLERK: Holly Zahorodny – admin@baldwin.ca

AND FURTHER THAT the Province be requested to implement a fair and equitable funding model that ensures all communities receiving OPP policing services contribute appropriately to the cost of those services;

AND FURTHER THAT the Province be requested to consult with municipalities, particularly those in Northern Ontario, regarding the financial impacts of OPP policing costs and the current inequities in the system;

AND FURTHER THAT a copy of this resolution be forwarded to the Honourable Minister of the Solicitor General, the local Member of Provincial Parliament, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), the Northwestern Ontario Municipal Association (NOMA), and neighbouring municipalities for their support.


CERTIFIED TRUE COPY



 CAO/Clerk – Administrator/Treasurer
 Holly Zahorodny

I DECLARE THIS RESOLUTION

- Carried
 Defeated
 Deferred



 Mayor

RECORDED VOTE		
	For	Against
V. Gorham	—	—
J. Cote	—	—
M. Lepine	—	—
R. Maltais	—	—
B. McDowell	—	—



**TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

June 3, 2026

The Honourable Sean Fraser
Minister of Justice and Attorney General of Canada
Legislative Building
284 Wellington Street
Ottawa, ON K1A 0H8

Dear Minister Fraser:

RE: Community Safety Well-Being Plan

Please be advised that at the Regular Council Meeting on June 3rd, 2026, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the correspondence from the Regional Municipality of Waterloo.

Resolution No: 2026-06-03-09
Moved by: Councillor Quade
Seconded by: Councillor Banks

“Be it resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the Regional Municipality of Waterloo regarding the changes to the Community Safety Well-Being Plan as attached.

And further that this resolution be forwarded to the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO), and all municipalities in Ontario.”

Carried.

Sincerely,

Tammy Thompson
Deputy Clerk
Township of Brudenell, Lyndoch and Raglan

cc: All Ontario Municipalities, the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO)



April 2, 2026

Hon. Sean Fraser
Minister of Justice and Attorney General of Canada
Legislative Building
284 Wellington Street
Ottawa, Ontario K1A 0H8

Dear Minister Fraser:

Re: Notice of Motion, Councillor C. James re: Community Safety and Well-Being Plan

Please be advised that the Council of the Regional Municipality of Waterloo at their regular meeting held on March 25, 2026, approved the following motion:

Whereas the Region of Waterloo's Community Safety and Well-Being Plan, developed under the requirements of the Community Safety and Policing Act, identifies systemic racism, hate, and discrimination as critical risk factors impacting community safety, belonging, and well-being;

And whereas the display of a noose is widely recognized as a symbol of racial terror, violence, and intimidation, particularly against Black communities, rooted in the history of anti-Black racism;

And whereas symbols of hate, when displayed publicly, contribute to fear, trauma, and exclusion, and undermine the Region's commitments to equity, inclusion, and proactive prevention within its Community Safety and Well-Being Plan;

And whereas the Government of Canada has introduced Bill C-9 to strengthen tools to address hate-motivated offences, including provisions related to the public display of certain hate symbols;

And whereas the current draft of Bill C-9 does not explicitly include the noose as a prohibited symbol, despite its well-



documented use as an instrument of racial intimidation and its direct relevance to community safety and well-being outcomes;

And whereas addressing hate symbols through federal legislation complements municipal efforts by strengthening upstream prevention, reducing harm, and supporting safer, more inclusive communities;

Therefore be it resolved that:

- 1. The Regional Municipality of Waterloo formally request that the Government of Canada amend Bill C-9 to explicitly include the noose as a prohibited hate symbol within the legislation;**
- 2. This motion be circulated to all Ontario municipalities, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for endorsement and support as a measure that strengthens community safety and well-being across jurisdictions.**

Please accept this letter for information purposes only. If you have any questions, please contact Councillor C. James, CJames@regionofwaterloo.ca.

Regards,

A handwritten signature in cursive script that reads "Michael Oliveri".

Michael Oliveri
Legislative Services Specialist
Region of Waterloo

cc: All Ontario Municipalities, the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO)



**TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

June 3, 2026

The Honourable Doug Ford, Premier of Ontario
Premier's Office
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

RE: Ontario Regulation 391/21: Blue Box

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on June 3rd, 2026, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the correspondence from the Municipality of Bluewater.

Resolution No: 2026-06-03-08
Moved by: Councillor Banks
Seconded by: Councillor Quade

"Be It resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the Municipality of Bluewater Ontario Regulation 391/21: Blue Box, as attached.

And further that this resolution be forwarded to the Premier of Ontario, Minister of Environment, Conservation and Parks, Minister of Municipal Affairs and Housing, Minister of Rural Affairs, Renfrew Nipissing Pembroke MPP and, and all municipalities in Ontario."

Carried.

Sincerely,

Tammy Thompson
Deputy Clerk
Township of Brudenell, Lyndoch and Raglan

cc: Premier of Ontario, Minister of Environment, Conservation and Parks, Minister of Municipal Affairs and Housing, Minister of Rural Affairs, Renfrew Nipissing Pembroke MPP and, all municipalities in Ontario

March 17, 2026

RE: Ontario Regulation 391/21: Blue Box

The Council of the Municipality of Bluewater passed the following resolution at their March 16, 2026 regular meeting:

MOVED: Councillor Harris **SECONDED:** Councillor Hessel

WHEREAS under Ontario Regulation 391/21: Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of; for 'eligible' sources only; and

WHEREAS 'ineligible' sources, which producers are not responsible for, include industrial, commercial, and institutional locations (IC & I) such as businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks; and

WHEREAS failure to include 'ineligible sources under the Ontario Regulation 391/21: Blue Box program is in essence a provincial tax on ineligible sources; and

WHEREAS should a municipality continue to provide services to the 'ineligible sources, the municipality will be required to oversee the collection, transportation, processing of the recycling; and

WHEREAS changes may result in many small businesses and not-for-profit organizations losing access to comparable recycling services and force them to seek providers at a much higher cost than the previous services rendered through the Blue Box collection system; and

WHEREAS the rising costs of collection of recycling for industrial, commercial and institutional recycling may lead to the abandonment of recycling entirely, increasing environmental damage; and

WHEREAS landfilling needs throughout the Province of Ontario are already at capacity in many communities; and

WHEREAS The Municipality of Bluewater has approximately 150 or more "non-eligible" sources that will not be provided service from the Producer Responsibility Organization;

NOW THEREFORE the Municipality of Bluewater Council hereby request that the province amend Ontario Regulation 391/21: Blue Box so that producers are responsible for the end-of-life management of recycling products from small businesses and not-for-profit organizations within the industrial, commercial and institutional sectors; and

FURTHER THAT Council hereby request the support of all Ontario Municipalities; and

FURTHER THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks; the Honourable Rob Flack, Minister of Municipal Affairs and Housing; and the Honourable Lisa Thompson, Minister of Rural Affairs and the local MPP for Huron-Bruce.
CARRIED.

Sincerely,

A handwritten signature in black ink that reads "Alexander". The signature is written in a cursive, flowing style.

Chandra Alexander
Acting CAO
Manager of Corporate Services/Clerk



CLEARVIEW
TOWNSHIP

Clerk's Department
Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
clerks@clearview.ca | www.clearview.ca
Phone: 705-428-6230

June 2, 2026

Hon. Rob Flack
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Sent by Email: rob.flack@pc.ola.org

RE: Clearview Council Support Resolution – Vacant Commercial Storefront Tax

Please be advised that at its meeting held on June 1, 2026, Council of the Township of Clearview passed the following resolution supporting a Vacant Commercial Storefront Tax:

Moved by Councillor Broderick, Seconded by Deputy Mayor Van Staveren, Whereas Council of the Township of Clearview understands the vitality of main streets across Ontario are essential to the economic, social and cultural health of the community; and,

Whereas numerous long-term vacant commercial storefronts, which detracts from the character of the community, reduces pedestrian traffic, discourages business investment, and negatively impacts the viability of surrounding small businesses; and,

Whereas the current Municipal Act, 2001 does not provide municipalities with the explicit legal authority to implement a "Vacant Commercial Storefront Tax," although other jurisdictions are actively advocating for such tools to address similar challenges;

Now Therefore Be It Resolved that Council of the Township of Clearview hereby support the resolution from Prince Edward County regarding the request to allow municipalities to institute a vacant commercial storefront tax; and,

That Council requests that the Government of Ontario amend the Municipal Act, 2001, to grant Ontario municipalities the permissive authority to implement a "Vacant Commercial Storefront Tax" or similar levy to encourage the productive use of long-term vacant retail properties; and,

That this support resolution be forwarded to the Minister Rob Flack of Municipal Affairs and Housing, Premier Doug Ford, Simcoe Grey MPP Brian Saunderson, and the 444 municipalities of Ontario for their consideration. Motion Carried.

If you have any questions regarding the above resolution, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sasha Helmkey-Playter', with a stylized, cursive script.

Sasha Helmkey-Playter, B.A., Dipl. M.A., AOMC
Clerk/Director of Legislative Services

cc: Premier Doug Ford
Brian Saunderson, Member of Provincial Parliament – Simcoe-Grey
All Ontario Municipalities



THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE
69 FOURTH AVENUE, P. O. BOX 40, LARDER LAKE, ON P0K 1L0
PH: 705-643-2158 FAX: 705-643-2311
LARDERLAKE.CA

May 28, 2026

To whom it May Concern:

RE: Resolution – support Federation of Northern Ontario Municipalities (FONOM) Resolution No.2026-02 - Establishment of a Northern Ontario Policing Grant

Please be advised that at the Township of Larder Lake's Regular Council Meeting held on Tuesday, May 26th, 2026, the following resolution of support was adopted:

Resolution #15, May 26th, 2026

Moved by: Councillor Hull

Seconded by: Councillor Kelly

Carried

BE IT RESOLVED THAT the Council of the Corporation of the Township of Larder Lake supports the resolution from the Federation of Northern Ontario Municipalities (FONOM) regarding the Establishment of a Northern Ontario Policing Grant

WHEREAS Municipalities across Northern Ontario face disproportionately high policing costs due to low population densities, geographic isolation, and limited municipal tax bases;

AND WHEREAS many Northern communities rely on the Ontario Provincial Police (OPP) for policing services, while others operate municipal police services that are also experiencing significant cost pressures;

AND WHEREAS recent increases in policing costs have placed unsustainable pressure on municipal budgets, forcing communities to make difficult decisions between maintaining public safety and funding essential municipal services such as infrastructure, roads, water systems, and recreation facilities;

AND WHEREAS Northern Ontario municipalities provide essential services across a vast geographic region while supporting key sectors of Ontario's economy, including mining, forestry, transportation, and energy;

AND WHEREAS municipalities require predictable and equitable provincial support to ensure policing costs remain sustainable and communities remain safe;

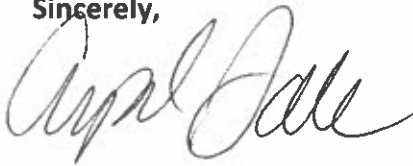
NOW THEREFORE BE IT RESOLVED THAT the Federation of Northern Ontario Municipalities call on the Government of Ontario to establish a \$100 million Northern Ontario Policing Grant, phased in over three years, to support the 157 municipalities across Northern Ontario served by both the Ontario Provincial Police and municipal police services;

AND THAT the grant include a base funding allocation for all municipalities, with additional funding distributed based on population to ensure equitable support across communities of varying sizes;

AND THAT the Province work collaboratively with Northern municipal leaders, including FONOM and NOMA, to design and implement a sustainable funding framework that recognizes the unique economic and geographic realities of Northern Ontario.

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of the Solicitor General, the Minister of Finance, the Minister of Northern Economic Development and Growth, the Association of Municipalities of Ontario (AMO), the Northwestern Ontario Municipal Association (NOMA), and all Northern Ontario Municipalities.

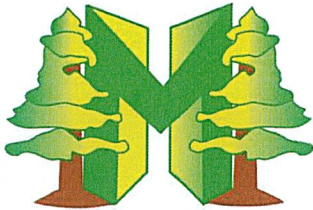
Sincerely,



Crystal Labbe
CAO/ Clerk Treasurer

Encl.

cc: Doug Ford, Premier of Ontario
Michael Kerzner, Minister of the Solicitor General
Peter Bethlenfalvy, Minister of Finance
George Pirie, Minister of Northern Economic Development and Growth
Association of Municipalities of Ontario
Northwestern Ontario Municipal Association (NOMA)



TOWNSHIP OF MACHAR

Always in Season

www.townshipofmachar.ca

Res End

Jun 2, 2026

Honourable Doug Ford, Premier of Ontario
Legislative Building, Queen's Park
Toronto ON
M7A 1A1

Via Email: premier@ontario.ca

Dear Premier Doug Ford:

Re: Opposing proposed changes to the Freedom of Information and Protection of Privacy Act (FIPPA)

Please be advised that during the regular Council meeting of Jun 1, 2026, Township of Machar Council passed the following motion,

86-26 McLaren, Ivens

Whereas the government of Ontario is proposing changes to the Freedom of Information and Protection of Privacy Act (FIPPA) that would exclude records of the premier, cabinet ministers and their staff from public access requests;

AND Whereas these changes would apply retroactively and may limit access to records related to matters of public interest;

AND Whereas the Information and Privacy Commissioner for Ontario has warned that these changes would reduce transparency and accountability, Freedom of Information laws are an essential to the public trust and democratic accountability;

Therefore Be It Resolved That the Township of Machar oppose the proposed changes to FIPPA;

1. Call on the Province to ensure records related to government business remain accessible to the public;
2. Urge the Province to consult with the Information and Privacy Commissioner of Ontario and the public before proceeding;
3. Direct that this motion be circulated to the Premier Doug Ford, appropriate minister, all MPP's and Ontario municipalities. CARRIED.

If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Clerk Administrator

#73 Municipal Rd. N., P.O. Box 70, South River, On. P0A 1X0
Phone 705-386-7741, Fax. 705-386-0765

TOWNSHIP OF MACHAR

Resolution Number: 86-26

Moved by: Ron McLaren Blair Flowers Pearl Ivens Neil Scarlett
Seconded by: Ron McLaren Blair Flowers Pearl Ivens Neil Scarlett

Jun 1, 2026

Whereas the government of Ontario is proposing changes to the Freedom of Information and Protection of Privacy Act (FIPPA) that would exclude records of the premier, cabinet ministers and their staff from public access requests;

AND Whereas these changes would apply retroactively and may limit access to records related to matters of public interest;

AND Whereas the Information and Privacy Commissioner for Ontario has warned that these changes would reduce transparency and accountability, Freedom of Information laws are an essential to the public trust and democratic accountability;

Therefore Be It Resolved That the Township of Machar oppose the proposed changes to FIPPA;

1. Call on the Province to ensure records related to government business remain accessible to the public;
2. Urge the Province to consult with the Information and Privacy Commissioner of Ontario and the public before proceeding;
3. Direct that this motion be circulated to the Premier Doug Ford, appropriate minister, all MPP's and Ontario municipalities.

Carried by: Lynda Cullen



—The TOWNSHIP of—
NORTH DUMFRIES

106 Earl Thompson Road, 3rd Floor
PO Box 1060
Ayr, ON N0B 1E0

June 1, 2026

Sent via Email: Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities

RE: Resolution – Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties

Please be advised, at the Council Meeting held on May 25, 2026 the Township of North Dumfries Council considered the enclosed resolution received from the Township of Woolwich regarding a Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties and adopted the following resolution:

“THAT the Resolution received from the Township of Woolwich regarding a Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties be received;

WHEREAS amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and

WHEREAS the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027 in response to concerns raised by municipalities and heritage stakeholders; and

WHEREAS municipalities require sufficient time and resources to undertake research, documentation, consultation, and evaluation to determine whether listed properties warrant designation under the Ontario Heritage Act; and

WHEREAS the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of demolition or irreversible alteration before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and

WHEREAS many municipalities, including the Township of North Dumfries do not have dedicated heritage planning staff and must rely on volunteer Heritage Advisory Committee members or external heritage consultants to undertake property evaluations, which can result in additional financial and administrative pressures; and

WHEREAS municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and

NOW THEREFORE BE IT RESOLVED THAT:

- 1. The Council of the Township of North Dumfries endorse the recommendation of its Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and*
- 2. The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and*
- 3. This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.”*

Please feel free to contact me if you have any questions, or concerns.

Sincerely,



Ashley Good, Clerk
Township of North Dumfries
519-632-8800 ext. 122
agood@northdumfries.ca

encl.



THE TOWNSHIP OF
WOOLWICH

BOX 158, 24 CHURCH ST. W.
ELMIRA, ONTARIO N3B 2Z6
TEL. 519-669-1647 / 1-877-969-0094
COUNCIL/CAO/CLERKS FAX 519-669-1820
FINANCE/RECREATION/FACILITIES FAX 519-669-9348

April 28, 2026

Minister of Citizenship and Multiculturalism
Legislative Building
Toronto, Ontario
M7A 2E7

RE: Resolution Passed by Woolwich Township Council – Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties

This letter is to inform you that the Council of the Township of Woolwich passed the following resolution at their meeting held on April 28, 2026:

That the Council of the Township of Woolwich, considering a resolution passed by the Town of Lincoln regarding extending the deadlines for notices of intention to designate listed heritage properties, endorse the resolution:

WHEREAS amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and

WHEREAS the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027 in response to concerns raised by municipalities and heritage stakeholders; and

WHEREAS municipalities require sufficient time and resources to undertake research, documentation, consultation, and evaluation to determine whether listed properties warrant designation under the Ontario Heritage Act; and

WHEREAS the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of demolition or irreversible alteration before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and

WHEREAS many municipalities, including the Town of Lincoln, do not have dedicated heritage planning staff and must rely on volunteer Heritage Advisory Committee members or external heritage consultants to undertake property evaluations, which can result in additional financial and administrative pressures; and

WHEREAS municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and

WHEREAS the Town of Lincoln Heritage Advisory Committee, at its meeting of March 12, 2026, recommended that Council advocate to the Province of Ontario for a further extension to the current deadline;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the Town of Lincoln endorse the recommendation of its Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and
2. The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and
3. This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

Should you have any questions, please contact Julia Wushke, by email at jwushke@woolwich.ca or by phone at 519-669-6004.

Yours truly,



Jeff Smith
Municipal Clerk
Corporate Services
Township of Woolwich

C.c. Minister of Municipal Affairs and Housing
Mike Harris, MPP
Association of Municipalities of Ontario
Ontario Municipal Heritage Committee Association
all Ontario municipalities


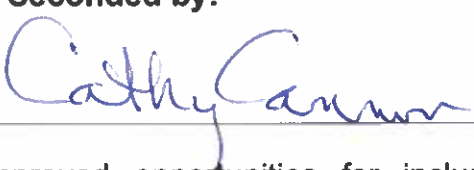


The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, June 2, 2026

Resolution # RC26116	Meeting Order: 5
Moved by: 	Seconded by: 

WHEREAS while these changes have improved opportunities for inclusion and independence, the current system of supports is often delivered across multiple programs and providers and may not fully address the long-term need for integrated living environments that combine housing, supports, and meaningful daily participation; and

WHEREAS there is an increasing need for innovative, sustainable, and inclusive models of care that support independence, dignity, and community integration for adults with developmental disabilities; and

WHEREAS opportunities may exist to explore models that provide safe and supportive living environments for adults with developmental disabilities while also offering structured, voluntary, and supported participation in day-to-day activities that foster a sense of purpose, skill development, and social connection; and

WHEREAS such models, if thoughtfully designed, could complement existing care environments and contribute positively to the overall well-being of both participants and residents; and

WHEREAS the Regional Municipality of York is responsible for a range of human services including housing, community services, and the operation of long-term care homes, and is therefore well-positioned to explore integrated and interdisciplinary approaches to care;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of Wawa supports the resolution passed by the City of Richmond Hill requesting that the Regional Municipality of York consider exploring innovative models of housing and support for adults with developmental disabilities, including the potential for an "Integrated Living and Participation Model"; and

Page 2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

THAT Council supports consideration of opportunities for co-location or partnership with existing regional services, including long-term care and community housing, where appropriate; and

THAT Council supports a model that emphasizes voluntary, supported, and meaningful participation in activities that enhance quality of life, social inclusion, and community engagement, without displacing existing workforce roles; and

THAT Council supports engagement with relevant stakeholders, including developmental service organizations, families, and advocacy groups, in considering such approaches; and

THAT a copy of this resolution be forwarded to the City of Richmond Hill, the Regional Municipality of York, the Association of Municipalities of Ontario, local MPPs, and Ontario municipalities for information.

RESOLUTION RESULT		RECORDED VOTE	
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield	
<input type="checkbox"/>	TABLED	Cathy Cannon	
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon	
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann	
<input type="checkbox"/>	WITHDRAWN	Joseph Opato	

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - MELANIE PILON	CLERK - MAURY O'NEILL

This document is available in alternate formats.



June 10, 2026

Attention: Municipal and County Clerks

Subject: Conservation Authorities Consolidation - Update June 2026

Please be advised that the Upper Thames River Conservation Authority is providing the attached update regarding the consolidation of Conservation Authorities for the information of member municipalities and upper-tier municipalities within the Upper Thames River watershed. It would be appreciated if this correspondence and the attached document could be included in the agenda package for the next meeting of Council.

Should you require any additional information, please contact me at annettt@thamesriver.ca or 519-451-2800, extension 253.

Sincerely,

Tracy Annett
General Manager/Secretary-Treasurer

c.c. Municipal and County CAO's

Attachment: Conservation Authorities Consolidation – Update June 2026



Conservation Authorities Consolidation - Update June 2026

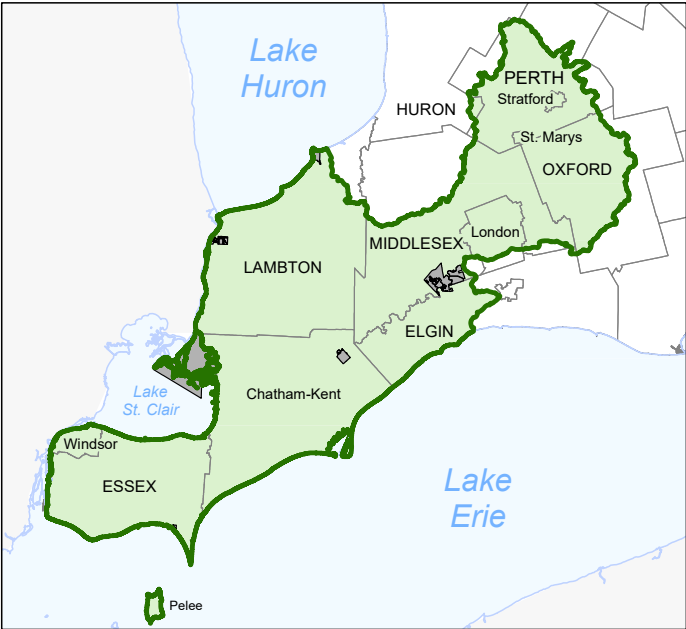
The Province released Bill 68, Plan to Protect Ontario Act, in November 2025. Schedule 3 of that bill outlined significant changes to the Conservation Authorities Act. These changes came into effect in April 2026 with the passage of Bill 97, Plan to Protect Ontario Act (Budget Measures). Schedule 3 of that bill provides the changes.

Ontario's 36 CAs are being consolidated into nine Regional CAs by early 2027. Locally, the Upper Thames River Conservation Authority will become part of the Western Lake Erie Regional Conservation Authority (WLERCA), along with the Essex Region, Lower Thames Valley, and St. Clair Region CAs.

Regional CA Governance

Regional CAs will continue to be municipally governed, with participating municipalities appointing Board members and paying CA levies. The definition of participating municipalities has been changed, however, to include upper-tier and single-tier municipalities only. Lower-tier municipalities within a county will no longer be participating.

As shown on the map, the participating municipalities within the Western Lake Erie Regional Conservation Authority (WLERCA) will include:



Upper tier – 7 counties, representing 39 lower-tier municipalities

- Essex (7 municipalities)
- Lambton (11 municipalities)
- Elgin (3 municipalities)
- Huron (1 UTRCA municipality)
- Middlesex (7 municipalities including 3 UTRCA municipalities)
- Oxford (7 UTRCA municipalities)
- Perth (3 UTRCA municipalities)

Single tier – 6 municipalities

- Chatham-Kent
- London
- Pelee
- Stratford
- St. Marys
- Windsor

New Provincial Agency

The Province has created the Ontario Provincial Conservation Agency (OPCA) to:

- Provide centralized leadership, tools, and resources to facilitate an organized regional consolidation of conservation authorities,
- Enhance digital and technical resources,
- Provide centralized services to strengthen front-line programs and more predictable services, including permitting,
- Support housing, infrastructure, economic growth, and watershed management.

Minister's Directions

The Minister of the Environment, Conservation, and Parks issued Directions to provide temporary oversight of important activities, helping to maintain stability and prepare for the statutory amalgamation. During the transition period, CA operations will continue as usual. Certain activities within the following categories may require OPCA CEO consent and approval, subject to thresholds, criteria, or conditions established in the directive:

- Governance,
- Organizational changes,
- Contracts and procurements,
- Major capital or financial transactions, including acquisitions and dispositions.

Regional Transition Committees

A Transition Committee must be established for each Regional CA by June 30, 2026, through the following process:

- Each CA appoints one municipally elected official and its CAO/GM,
- OPCA appoints a Project Executive, who will become the inaugural CAO of the Regional CA for up to 24 months.

The committees will develop and implement transition plans to integrate key functions (human resources, finance, assets, IT, etc.), with guidance and resources from OPCA. Transition Committees will dissolve after consolidation.

At its May 2026 meeting, the UTRCA Board of Directors appointed Chair Brian Petrie (Mayor, Town of Ingersoll) and Tracy Annett, General Manager, to represent the UTRCA on the WLERCA Transition Committee.

The role of Transition Committees is focused solely on preparing for amalgamation and does not include formal decision-making authority. The Committees are expected to collaborate closely with CA Boards through shared members, as well as with Project Executives, to ensure that the operational and business needs of each CA are effectively captured and considered throughout the transition.

Transition Planning

The OPCA has contracted Ernst & Young (EY) to guide the transition planning activities and work with CAs to collect data that will inform the transition process.

CAs are required to provide information on six key areas to EY by June 12, 2026:

- Governance and organizational structure,
- Financial performance and procedures,
- Workforce and human resources,
- Operational processes,
- Systems and supporting technology, and
- Asset and infrastructure inventory.

EY will use this information to develop a consolidation plan including sequencing, readiness, and the identification of additional support. Each CA will receive a snapshot of their individual organization at the end of the process. EY will develop a “consolidation playbook” which the Transition Committees will use to develop their respective transition plan.

Board of Directors

The transition process does not introduce any interim changes to how CA Boards are structured or how they operate. Boards will continue to fulfill their existing governance, oversight, and decision-making responsibilities.

To ensure stability and continuity of operations, current CA Boards will remain active until the anticipated establishment of Regional CAs on February 1, 2027. Members currently appointed will continue serving until successor members are officially appointed under the new structure. Any changes in membership resulting from the election will be managed in the same way as they would in any election year.

Key Steps in Process

	Spring 2026	Summer 2026	Fall 2026	Winter 2027
MECP	<ul style="list-style-type: none"> Royal assent of bill Minister issues directions for temporary guardrails and budgeting Appointment of OPCA Board of Directors and CEO 		Further legislative and regulatory changes	
OPCA		<ul style="list-style-type: none"> Initial information requests sent to CAs to inform transition committee playbook Appointment of project executives Establishes transition committees 		<ul style="list-style-type: none"> Review of transition plans Dissolve transition committees
Transition Committee		Develop and submit transition plans		Finalize transition plans
CA		<ul style="list-style-type: none"> Provision of information per OPCA request Transition committee members appointed within 90 days of Royal Assent Provide information to transition committees (if requested) 		<ul style="list-style-type: none"> Completion of 2027 budgets Levies issued Transition date to regional CA
Municipality			<ul style="list-style-type: none"> Municipal elections; board members serve until a replacement is appointed 	<ul style="list-style-type: none"> First members appointed prior to transition date

2027 Budget and Levy Apportionment

The Province has stated that existing apportionment methods will remain unchanged with status quo budgets for 2027, and laid out the following budget timeline:

- CAs approve their budgets prior to December 31, 2026, and issue levies before the transition date.
- On February 1, 2027, the new Regional CA will adopt a combined budget of existing authorities.
- Levy responsibility will move from lower-tier municipalities to upper-tier for the 2028 fiscal year.

The UTRCA has compressed its 2027 budget development schedule:

- August – 2027 Draft Budget goes to UTRCA Board and member municipalities for comment.
- October – 2027 Revised Draft Budget goes to UTRCA Board for approval, along with 2027 fee schedules.
- This schedule is subject to change. The UTRCA will provide updates as information becomes available.

The financial implications and budgetary pressures associated with the consolidation are not yet known. Work will focus on harmonizing financial frameworks and processes.

UTRCA Programs and Services

There is no disruption at the local level to UTRCA's work providing watershed protection and environmental services, including:

- water management;
- environmental planning and regulations;
- conservation areas and trails;
- drinking water source protection;
- watershed monitoring, protection, and management;
- stewardship programs and agricultural extension services; and
- education and partnership programs.

Staff will continue to work collaboratively with our municipal partners through the transition period and beyond, and will reach out to the upper tier municipalities, which may have little experience with or understanding of CAs. The General Managers of the Western Lake Erie Regional CA authorities -- Essex Region, Lower Thames Valley, St. Clair Region, and Upper Thames River -- are meeting regularly, and discussions among staff at the CAs are starting.

Questions?

Reach out to Tracy Annett, General Manager, at annettt@thamesriver.ca or 519-451-2800 x253.



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, June 2, 2026

Resolution # RC26117	Meeting Order: 6
Moved by: <i>Cathy Cameron</i>	Seconded by: <i>[Signature]</i>

WHEREAS the Association of Ontario Road Supervisors has raised serious concerns regarding the increasing incidents of harassment, threats, intimidation, and physical interference directed toward municipal public works employees and winter maintenance operators across Ontario; and

WHEREAS municipal public works staff and contractors perform essential services that are critical to maintaining safe roads, sidewalks, bridges, and municipal infrastructure, particularly during significant weather events and emergency situations; and

WHEREAS incidents involving threats of violence, obstruction of snowplows and equipment, and dangerous confrontations with municipal workers create unacceptable risks to employee safety, public safety, and municipal service delivery; and

WHEREAS the Association of Ontario Road Supervisors has requested that the Province of Ontario strengthen legislative protections for municipal workers by amending the Emergency Management and Civil Protection Act, establishing enhanced public safety interference provisions, and considering safe following distance requirements for snowplows similar to Manitoba's Bill 38;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Wawa hereby supports the requests and recommendations submitted by the Association of Ontario Road Supervisors to the Province of Ontario regarding enhanced protections for municipal public works employees, winter maintenance operators, and contractors; and

Page 2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

BE IT FURTHER RESOLVED THAT Council calls upon the Province of Ontario to review and implement legislative and regulatory changes that improve worker safety, deter interference with municipal operations, and recognize municipal public works employees as essential service providers during significant weather events and emergencies; and

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, the Minister of Transportation, the Minister of Labour, Immigration, Training and Skills Development, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario, the Association of Ontario Road Supervisors, and Ontario municipalities for information and support.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - MELANIE PILON	CLERK - MAURY O'NEILL

This document is available in alternate formats.

APPLICATION FOR MINOR VARIANCE

To: Township of Perth South Committee of Adjustment
Prepared by: Haylee Hallema, Planner
Date: June 16, 2026
File: MV1-2026
Owner: 1676638 Ontario Ltd c/o Jason Francis
Location: Legally described as Part Lot 15, Concession 7, Part 1, Registered Plan 44R-4299, in the Township of Perth South. The property is located on the south side of Line 26, east of Perth Road 130

Attachments: **Report Photo**
Site Sketch
Lot Grading Plan

Recommendation

THAT the Township of Perth South Committee of Adjustment **approve** application file MV1-2026 submitted by 1676638 Ontario Ltd, for lands described as Legally described as Part Lot 15, Concession 7, Part 1, Registered Plan 44R-4299, in the Township of Perth South, as it relates to:

1. Relief from Section 7.2.1 (a), to reduce the minimum lot area for the severed lands from 1,850 m² to 1,648.6 m² for a single detached dwelling; and
2. Relief from Section 7.2.1 (a), to reduce the minimum lot area for the retained lands from 1,850 m² to 1,651.4 m² for a single detached dwelling, subject to the following conditions:
 - i. That the relief only apply to the severed and retained lots created through consent file B15-26; and
 - ii. That the owner(s) obtain the necessary Building Permit(s) within two years of the approval of the Minor Variance.

Background

Perth County Official Plan Township of Perth South Zoning By-law Surrounding Uses

Hamlet
Hamlet Village Residential (HVR)
Surrounding land uses include predominantly low density residential and agricultural fields surrounding the Hamlet of Avonton

Comments

(a) Purpose of the Application

The subject application is requesting to reduce the minimum lot area for a single detached dwelling to facilitate the creation of a residential lot through a consent application B15-26. The application is proposing a reduction to the minimum lot area from 1,850 m² to 1,648.6 m² (severed) and 1,651.4 m² (retained) to permit the construction of a single detached dwelling and an accessory structure on both the severed and retained lots. The subject lands are currently vacant.

(b) Agency Comments

At the time of writing this report, no comments have been received.

(c) Public Consultation

Public notice was provided to the neighbouring property owners on May 29, 2026 accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan

The subject lands are designated Hamlet according to the Official Plan.

The 'Village' and 'Hamlet' designations recognizes smaller settlement areas within Perth County that are not municipally serviced, or in some locations, have partial water services only. Table 2.1 of this Plan provides the level of servicing for the County's settlement areas. These areas are important to the livelihood and fabric of the County and provide local focal points for rural areas, contributing to the social fabric within the agricultural landscape. It is the intent of this Plan that the boundaries of Villages and Hamlets are not expanded in order to focus growth in settlement areas with municipal servicing.

Permitted uses in the 'Village' and 'Hamlet' designations include a range of low-density residential uses, small scale commercial, employment, and institutional uses, as well as open space and recreational uses, as follows:

- a) Low Density residential forms of development;
 - i. Uses that are accessory to the primary residential use on the same lot, including Bed and breakfast establishments, Home occupations, and Private home day cares.
- b) Supportive housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes;
- c) Additional Residential Units and Garden Suites in accordance with Section 4.2.5;
- d) Small-scale retail and service commercial uses.
- e) Institutional Uses, including Elementary schools; Places of worship; and Local government buildings;
- f) Community Centres and other community uses.
- g) Parks, trails, open spaces.
- h) Uses, buildings and structures accessory to the principal uses permitted in the 'Village and Hamlet' designation.

(e) Intent and Purpose of the Zoning By-law

The subject lands are zoned Hamlet Village Residential (HVR) according to the Township of Perth South Zoning By-law. The HVR permits residential and accessory residential uses.

The intent of the minimum lot area zoning provision is to ensure lots that are sufficiently sized to accommodate private services, where necessary, parking, private amenity space and lot grading and drainage.

Section 7.2.1 of the Township of Perth South Zoning By-law requires a minimum lot area of 1,850 m² for a single detached dwelling. The applicant has provided a site sketch showing the function of the lot. Additionally, a nitrate study was received by MTE, concluding that MECP Guideline D-5-4 criteria for approval for privately-serviced developments are satisfied for the proposed severance of the subject property, as per an assessment for hydraulic isolation from existing or potential supply aquifer(s).

(f) Desirable Development/Use

Determining whether or not a minor variance request is considered 'minor' is based on review of the merits of the application from both a qualitative and quantitative perspective. A variance may be considered "minor" where the scale of the request is marginal and the proposed relief will not result in a greater than minor adverse impact on adjacent properties, uses, or area.

The requested decrease in lot area from 1,850 m² to 1,648.6 m² (severed) and 1,651.4 m² (retained) is not anticipated to conflict with the intent of the Zoning By-law. As noted above, the applicant has shown a practical layout of the function of the lot with a nitrate study supporting the function of private systems on the proposed undersized lots.

Planning staff are satisfied that the requested variance to decrease the minimum lot area is appropriate for the subject lands and maintains the general intent of the HVR Zone. The proposed single detached dwellings and detached accessory structures are not anticipated to produce any negative impacts on the surrounding lands and will be considered compatible with the surrounding Hamlet character.

In light of the foregoing, planning staff recommend the approval of Minor Variance Application MV 1-26, as the proposal is deemed minor, desirable for the use of the land, and consistent with the planning policies and objectives outlined in the Planning Act subject to the previously outlined conditions.

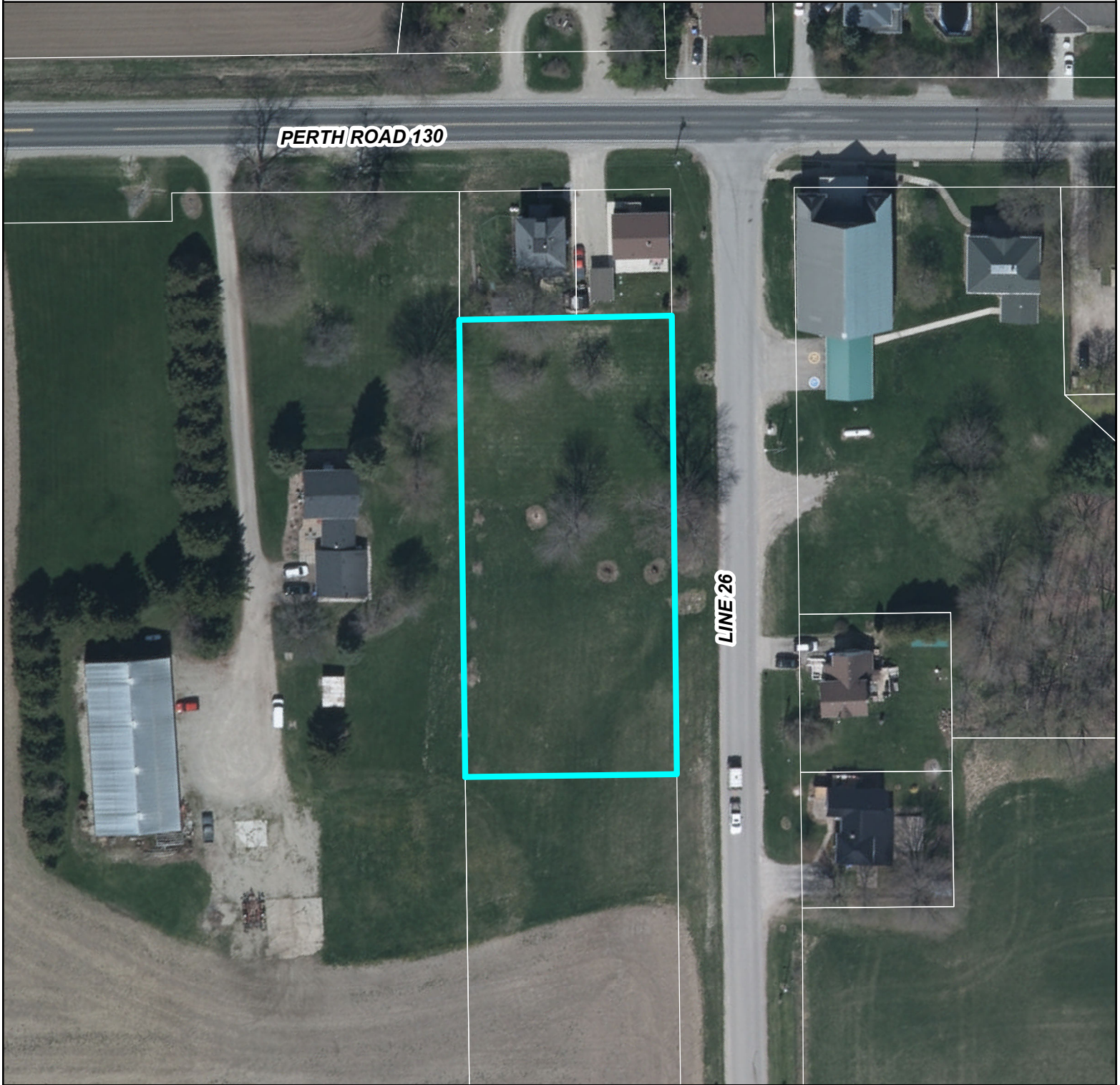
Authored by:

Haylee Hallema
Planner

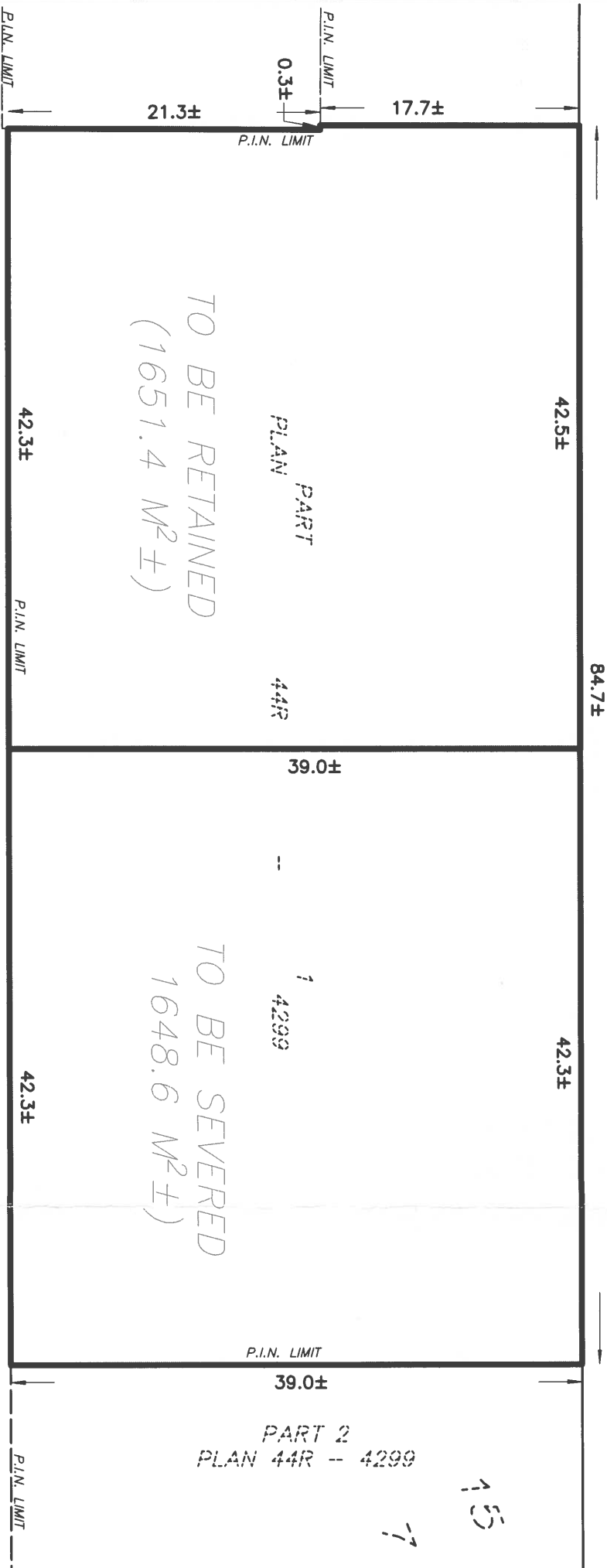
Approved submission by:

Andrea Hächler
Director of Planning

TOWNSHIP OF PERTH SOUTH
Part Lot 15, Concession 7, Downie Ward (Line 26)
Application for Minor Variance
by 1676638 Ontario Ltd.



LINE 26
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7)
(NAME CHANGED BY BY-LAW 39--1994 INSTRUMENT R350584)
(20.117 WIDE)



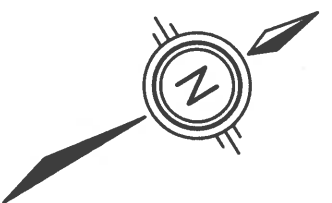
LOT
CONCESSION

SEVERANCE SKETCH

SCALE 1:400



MTE OLS LTD.
ONTARIO LAND SURVEYORS



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

NOTES:
MEASUREMENTS ON THIS SKETCH OBTAINED FROM ACTUAL FIELD SURVEY

AREAS:
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO ACRES BY DIVIDING BY 4046.8564.

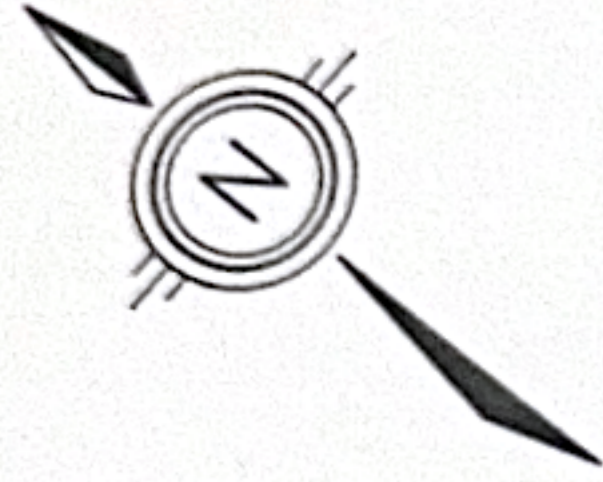
CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

THIS SKETCH WAS PREPARED FOR 1676638 ONTARIO LTD./FRANCIS INVESTMENTS.



MTE

MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: (519) 271-7952



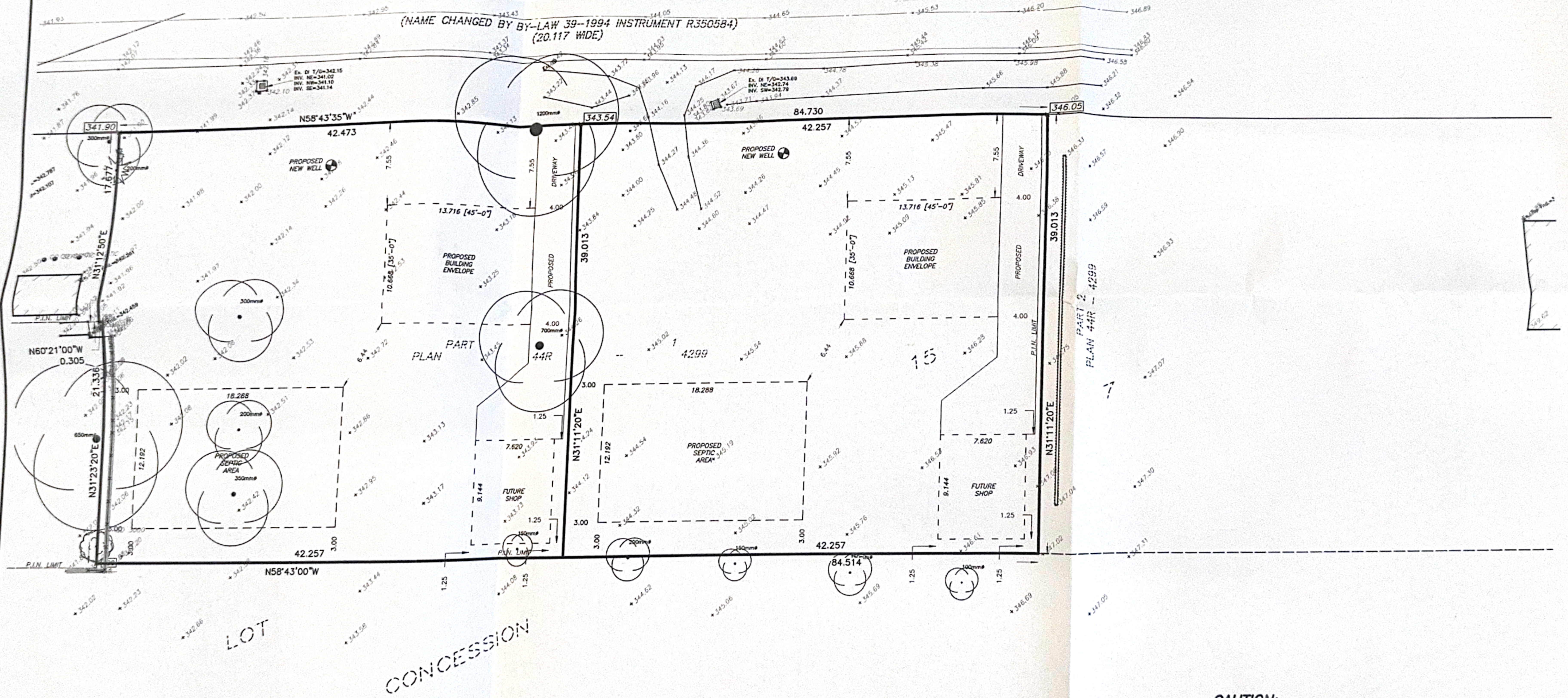
ZONING STATISTICS	
PERTH SOUTH ZONING BY-LAW HVR	
MINIMUM LOT FRONTAGE	
INTERIOR LOT	24.0 m.
CORNER LOT	m.
MINIMUM LOT AREA	
INTERIOR LOT	1850.0 m ² .
CORNER LOT	m ² .
MAXIMUM LOT COVERAGE (PORCHES INCLUDED)	25.0 %
MINIMUM FRONT YARD TO HOUSE	7.5 m.
MINIMUM FRONT YARD TO GARAGE	7.5 m.
MINIMUM REAR YARD	7.5 m.
MINIMUM INTERIOR SIDEYARD (WITH ATTACHED GARAGE)	2.4m ON ONE SIDE, 1.2m ON THE OTHER SIDE
(WITHOUT ATTACHED GARAGE)	6.0m ON ONE SIDE, 1.2m ON THE OTHER SIDE
MINIMUM EXTERIOR SIDEYARD	m.
MAXIMUM BUILDING HEIGHT	10.5 m.

PRELIMINARY LOT GRADING
OF PART OF
LOT 15
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF DOWNIE)
NOW IN THE
TOWNSHIP OF PERTH SOUTH
COUNTY OF PERTH

SCALE 1:250
0 1 2 3 4 5 10 15 METRES

MTE OLS LTD.
ONTARIO LAND SURVEYORS

Ex. Di T/O-347.31
REV. #348.41



CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE
PURPOSES INDICATED IN THE TITLE BLOCK.

4/17/2026 THIS SKETCH WAS PREPARED FOR JASON FRANCIS.

MTE MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: (519) 271-7952

APPLICATION FOR CONSENT

To: Mayor Orr & Township of Perth South Council
Prepared by: Haylee Hallema, Planner
Date: June, 16, 2026
File: B15-26
Owner: 1676638 Ont. Ltd.
Location: Legally described as Part Lot 15, Concession 7, Part 1, Registered Plan 44R-4299, in the Township of Perth South. The property is located on the south side of Line 26, east of Perth Road 130.

Attachments: **Report Photo**

Site Sketch

Nitrate Study

Lot Grading

Recommendation

THAT the Township of Perth South Council **advise** the Land Division Committee or its delegated authority that the Township of Perth South supports application file B15-26 submitted by 1676638 Ont. Ltd., for lands described as Part Lot 15, Concession 7, Part 1, Registered Plan 44R-4299, subject to the following conditions:

Perth South Conditions

- 1) That confirmation be received from the Township of Perth South that all taxes have been paid in full.
- 2) That confirmation be received from the Township of Perth South that all financial requirements have been met (if any);
- 3) That the owners provide proof of potable water for the lots to be severed and retained that meets the Ontario Drinking Water Objective to the satisfaction of the Township of Perth South;

- 4) That confirmation be received from the Township of Perth South that both the severed and retained lot have been assigned a municipal address and that each lot contain a municipal address sign with the costs of any new signage required be borne by the applicants;
- 5) That the applicant obtains minor variance approval from the Township of Perth to recognize the undersized lot(s).
- 6) That the minor variance receive approval prior to the applicant receiving the Certificate of Official.
- 7) That the Township of Perth South has provided a clearing letter stating that all municipal requirements have been addressed.

Perth County Conditions

- 1) That confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer;
- 2) That the Land Division Committee be provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required and an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dwg format).

Alternatively, the Committee be provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

If it has been determined that the subject property is a whole lot on an original Township Plan of Survey and an Exemption Order cannot be provided by a Land Registrar, satisfactory proof of same shall be provided by a Solicitor, with confirmation stating the reason why an Exemption Order cannot be provided;

Background

Perth County Official Plan
Perth South Zoning By-law

Hamlet
 Hamlet Village Residential Zone (HVR)

Surrounding Uses

Surrounding land uses include predominantly low density residential with cropped agricultural fields to the south.

Proposal

	<u>Severed Lot</u>	<u>Retained Lot</u>
Area	1,648.6 m ²	1,651.4 m ²
Frontage	42.3 m	42.5
Depth	39 m	39 m

The application for consent proposes to sever a lot and retain a lot, which are both vacant and are intended for residential development. The lots are proposed to support a single detached dwelling, detached accessory structure, private well and septic.

The proposed lot areas of both the severed and retained parcels are considered undersized relative to the minimum lot area requirement of 1,850 m² established under Section 7.2.1(a) of the Township of Perth South Zoning By-law. Specifically, the proposed severed lot has an area of 1,648.6 m², while the retained lot has an area of 1,651.4 m². To address this deficiency, a subsequent Minor Variance Application (MV 1-2026) has been submitted seeking relief to recognize the reduced lot areas of both parcels. Additionally, a nitrate study has been completed by MTE and has concluded that MECP Guideline D-5-4 criteria for approval for privately-serviced developments are satisfied for the proposed severance of the subject property, as per an assessment for hydraulic isolation from existing or potential supply aquifer(s).

Application Review

Provincial Planning Statement 2024

Section 2.5 states that healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) using rural infrastructure and public service facilities efficiently;
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- g) conserving biodiversity and considering the ecological benefits provided by nature; and
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

County Official Plan

The subject lands are designated Hamlet according to the County Official Plan.

The 'Village' and 'Hamlet' designations recognizes smaller settlement areas within Perth County that are not municipally serviced, or in some locations, have partial water services only. These areas are important to the livelihood and fabric of the County and provide local focal points for rural areas, contributing to the social fabric within the agricultural landscape. It is the intent of this Plan that the boundaries of Villages and Hamlets are not expanded in order to focus growth in settlement areas with municipal servicing. Focusing growth in serviced settlement areas will allow for optimizing land use efficiency and preservation of prime agricultural land found throughout the County. Expansions and/or adjustment of the boundaries of a Village or Hamlet are generally discouraged and will only be considered in accordance with the settlement area expansion policies in Section 2.7 and 3.2.1 of this Plan. The 'Village and Hamlet' general policies state that:

- a) Villages and Hamlets may continue to experience limited growth within the settlement area through infilling, redevelopment and development of vacant lands by way of consents or plans of subdivision as appropriate;
- b) It is recognized that certain Villages and Hamlets may not have existing capacity for growth or intensification;
- c) Development must have access available to a public road(s) which meet municipal standards and is maintained on a year-round basis. Access must not generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;
- d) Design of any proposed development in Villages and Hamlets should compliment the general form and density of existing neighbouring development; and,
- e) Where the creation of a new lot or lots is required for the proposed development, the policies of Section 5 must be met.
- f) The range of permitted uses and associated land use policies in Villages and Hamlets is subject to the policies in Section 3.2.2 of this Plan;
- g) Villages and Hamlets will maintain a rural character and will evolve as service and residential centres for their surrounding agricultural areas, where appropriate.
- h) New lot creation and growth will be accommodated in accordance with the servicing and lot creation policies of this Plan;

Permitted uses in the 'Village' and 'Hamlet' designations include a range of low-density residential uses, small scale commercial, employment, and institutional uses, as well as open space and recreational uses, as follows:

- a) Low Density residential forms of development;
 - i. Uses that are accessory to the primary residential use on the same lot, including Bed and breakfast establishments, Home occupations, and Private home day cares.
- b) Supportive housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes;
- c) Additional Residential Units and Garden Suites in accordance with Section 4.2.5;
- d) Small-scale retail and service commercial uses.
- e) Institutional Uses, including Elementary schools; Places of worship; and Local government buildings;
- f) Community Centres and other community uses.
- g) Parks, trails, open spaces.
- h) Uses, buildings and structures accessory to the principal uses permitted in the 'Village and Hamlet' designation.

Zoning By-law

The subject land is zoned Hamlet Village Residential Zone (HVR). The HVR Zone permits single and semi-detached dwellings and accessory residential uses.

Section 7.2.1 of the Township of Perth South Zoning By-law requires a minimum lot area of 1,850 m² for a single detached dwelling. The applicant has applied for a minor variance application, requesting relief from the required minimum lot area to 1,648.6 m² for the lot to be severed and 1,651.4 m² for the lot to be retained.

Agency Comments

At the time of writing this report, no agency comments have been received.

Public Consultation

Public notice was provided to the neighbouring property owners on May 29, 2026 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The subject lands are located in the Hamlet of Avonton, which is designated as Hamlet in the County Official plan and permits limited forms of low-density residential development. The application for consent proposes to sever and retain lands for residential development purposes. The applicant has indicated that the intent of the severance is to construct a single-detached dwelling, accessory structure, private well and septic on both lots.

The proposed consent application recognizes the undersized nature of the lots and a subsequent Minor Variance (MV 1-2026) has been received requesting relief from the minimum lot area requirement in the HVR Zone. To support the proposed lot creation, a nitrate impact assessment was prepared by MTE Consultants Inc. in accordance with MECP Guideline D-5-4. While the proposed lots do not exceed 1 hectare in area and the predicted nitrate concentration at the property boundaries would not satisfy the 10 mg/L standard under the second assessment criterion, the study concluded that the shallow groundwater receiving sewage effluent is hydraulically isolated from existing and potential supply aquifers by a significant thickness of low-permeability silt till and clay till deposits. As a result, the study determined that the subject lands satisfy the MECP Guideline D-5-4 criteria for privately serviced development and are suitable to accommodate individual sewage systems. The findings of the nitrate study therefore support the proposed reduced lot areas and demonstrate that private septic systems can be appropriately accommodated on both the severed and retained lots.

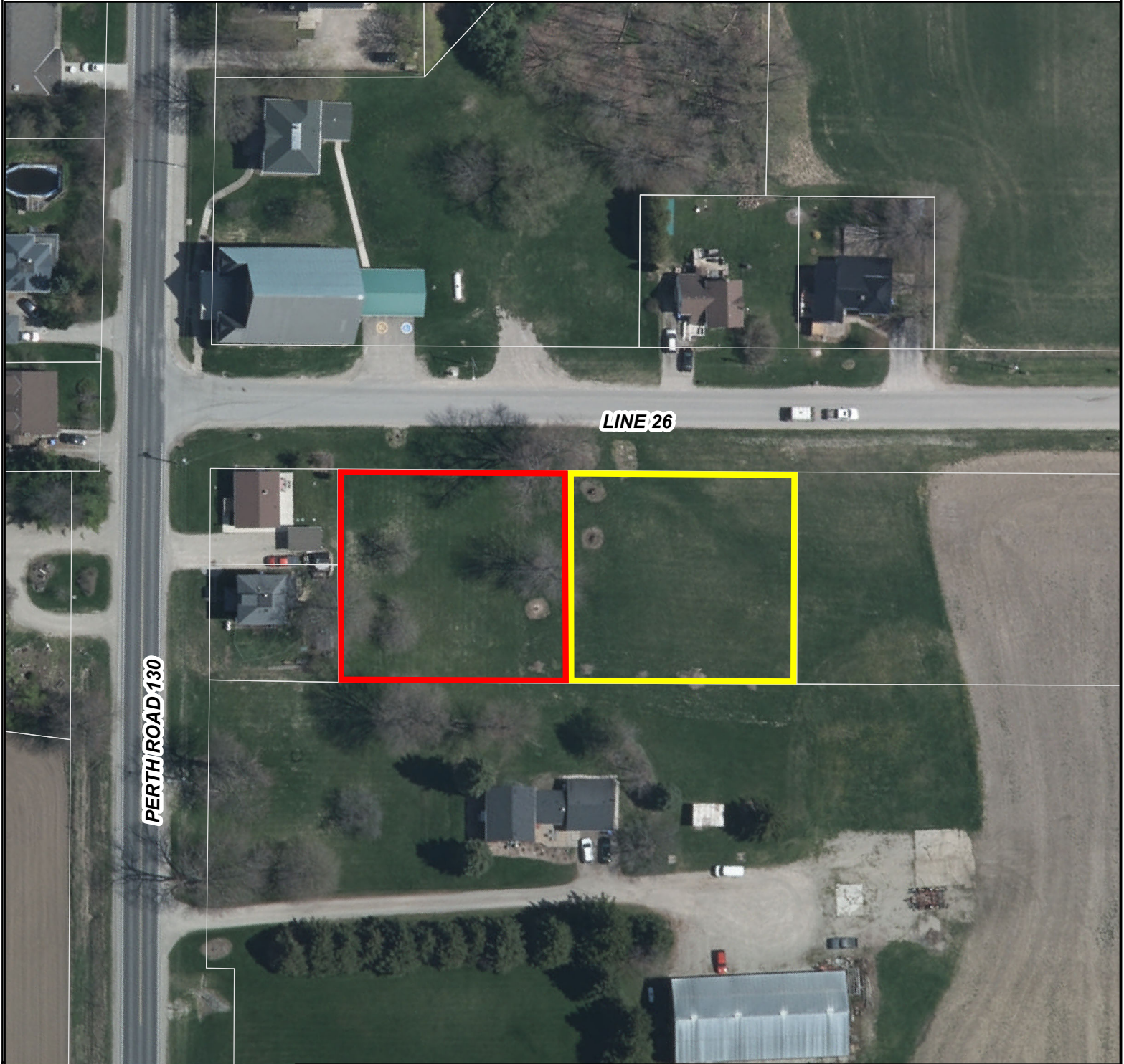
Planning staff are of the opinion that the proposed consent conforms to the relevant policies of the County Official and Perth South Zoning By-law, with the exception of the requirement to receive approval of the Minor Variance, as the development is considered to be a compact form and utilizes vacant land.

In light of the foregoing, staff are of the opinion that the proposed consent application is consistent with the relevant policies of the Provincial Planning Statement 2024, conforms with the County Official Plan, and is in keeping with the intent of the Perth South Zoning By-law.

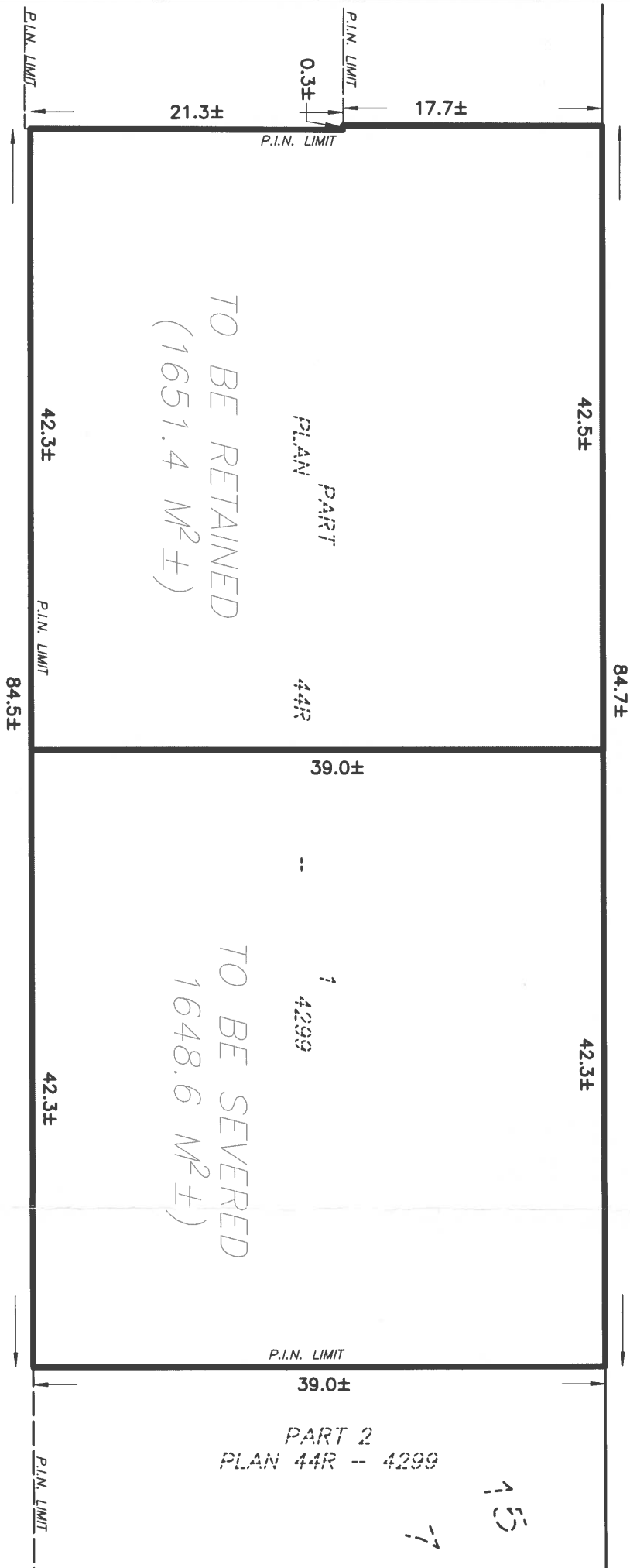
Authored by: Haylee Hallema
Planner

Approved submission by: Andrea Hächler
Director of Planning

TOWNSHIP OF PERTH SOUTH
Part Lot 15, Concession 7, Downie Ward (Line 26)
Application for Consent B15/26
by 1676638 Ontario Ltd.



LINE 26
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7)
 (NAME CHANGED BY BY-LAW 39--1994 INSTRUMENT R350584)
 (20.117 WIDE)



LOT
 CONCESSION



SEVERANCE SKETCH

SCALE 1:400



MTE OLS LTD.
 ONTARIO LAND SURVEYORS

PART 2
 PLAN 44R - 4299

TO BE RETAINED
 (1651.4 M²)

TO BE SEVERED
 (1648.6 M²)

METRIC:

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

NOTES:

MEASUREMENTS ON THIS SKETCH OBTAINED FROM ACTUAL FIELD SURVEY

AREAS:

AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO ACRES BY DIVIDING BY 4046.8564.

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

THIS SKETCH WAS PREPARED FOR 1676638 ONTARIO LTD./FRANCIS INVESTMENTS.



MTE ONTARIO LAND SURVEYORS LTD.
 365 HOME STREET
 STRATFORD, ONTARIO, N5A 2A5
 TEL: (519) 271-7952



4595 Line 26 Severance Application, Avonton

Nitrate Impact Assessment

Project Location:

4595 Line 26
Avonton, ON

Prepared for:

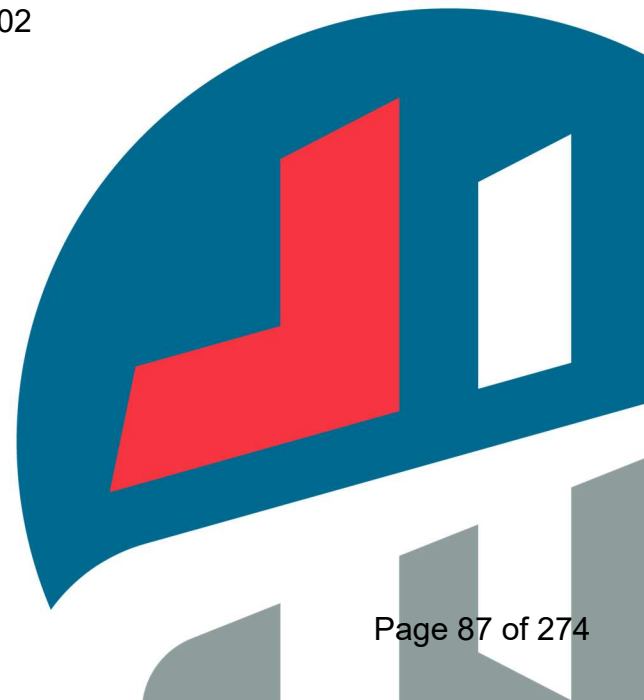
1676638 Ontario Ltd./Francis Investments
440 Wright Boulevard
Stratford, ON , N4Z 1H3

Prepared by:

MTE Consultants Inc.
1061 Hargrieve Road
London, ON N6E 1P6

January 23, 2026

MTE File No.: 65117_002





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Table 1.....	MECP Well Record Summary
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1.0 INTRODUCTION

MTE Consultants Inc. (MTE) was retained by 1676638 Ontario Ltd./Francis Investments (the 'Client') to complete a nitrate- nitrogen (Nitrate-N) impact assessment to assess an application for approval of a severance application of a 0.33 hectares (ha) (0.8 acres) property. The proposed severance includes the creation of two residential lots a located at PT LOT 15 CONCESSION 7 in the Township of Downie County of Perth (the Subject Property). For the location of the Subject Property, refer to **Figure 1**.

1.1 Scope and Methodology

The objectives of this report have been to investigate the suitability of the Site for a proposed severance application to create two residential lots and to evaluate potential hydrogeological impacts on local groundwater resources. This nitrate impact assessment has been carried out to assess whether sewage effluent generated on the proposed residential lots will represent a risk for surrounding private water supply wells. In order to meet these objectives, the following scope of work was implemented:

- 1) Site Identification:
 - Site description;
 - Review of available reports and other pertinent documentation;
 - Assess the topography, physiography, and geology of the subsurface soils;
 - Review Ministry of the Environment, Conservation and Parks (MECP) water well records for the surrounding area; and
 - Assess the applicable Source Water Protection policies.
- 2) Analysis and Report:
 - Nitrate impact assessment in accordance with MECP D-Series Guidedlines to determine anticipated nitrate levels on the proposed residential lot on the downgradient property boundary; and

2.0 SITE DESCRIPTION

The Subject Property, as shown on **Figure 1**, is rectangular shaped and is currently vacant. Subject Property is located in the Perth County and is bounded by Line 26 to the northeast, agricultural property to the southeast and southwest, and residential properties to the northwest.

2.1 Severance Proposal

The proposed severance for the Subject Property consists of the construction of two residential lots. The residential lots are proposed to be serviced with the private on-Site wastewater systems and private water supply wells. **Figure 2** illustrates the proposed severance of the Subject Property.

3.0 HYDROGEOLOGICAL SETTING

3.1 Physiography

The Subject Property is located within the broad physiographic region known as the Stratford Till Plain. The overburden geologic materials are comprised of fine textured glaciolacustrine silt and clay deposits. **Figure 3** illustrates that the Subject Property is located within the sand plans physiographic landform.

3.2 Geology

3.2.1 Regional Geology

Quaternary geology mapping (**Figure 4**) illustrates the surficial geology of the Subject Property as gravel outwash and clayey silt till of the Tavistock Till formation. (Ontario Geological Survey, 2010).

The bedrock in the area of the Subject Property is the Lucas Formation, a Middle Devonian aged formation comprised of limestone. Based on previous mapping (Armstrong & Dodge, 2007), the bedrock elevation is relatively consistent in the surrounding area with elevation ranging from about 323 to 320 meters (m) above mean sea level (AMSL) and can be expected to be encountered between approximately 17 and 20 m below ground surface (BGS).

3.2.2 Local Surficial Geology

Based on a review of borehole logs from test pits previously excavated on Site (Naylor Engineering Associates Ltd., 2004), the shallow subsurface is comprised of top soil underlain by silt till down to the deepest termination depth of 2.4 m below ground surface (BGS).

Referring to the MECP water well record database, the nearest WWR to the Subject Property (7193743) is logged as clay to clay till down to a depth of approximately 20 m BGS before encountering limestone bedrock. Northwest of the Subject Property towards the Avon River, some alluvial deposits comprised of gravel are encountered at or near ground surface.

The MECP water well records (WWRs) near the Subject Property consistently describe the surficial sediments as medium grey sand with interbedded clay layers.

The well records in the area indicate that the limestone bedrock is the water supply aquifer for the private wells in the area at depths in the order of 30 to 46 m below grade. No WWRs completed in the overburden were found in the surrounding area.

3.3 MECP Water Well Record Search

Hydrogeological data related to private water supply wells in the Study Area were obtained from WWRs on file with the MECP. Based on data in the MECP well database, a total of fourteen well records were located within 500 m of the Site boundary. Of the fourteen records identified in the Study Area, eleven were identified as water supply wells, one was identified as a recharge well, and two were identified as abandoned. **Figure 5** illustrates MECP Well locations. **Table 1** summarizes details of MECP wells in proximity to the Site as extracted from the MECP WWIS database.

4.0 SUITABILITY OF SUBJECT PROPERTY FOR DEVELOPMENT

To determine if a site is suitable to treat domestic sewage water from individual sewage systems, a three-tier assessment process is detailed in the Ministry of Environment, Conservation and Parks (MECP) “Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment” (Guideline D-5-4) as follows:

- The size of the proposed lot(s) is greater than 1 ha and not in a hydrogeologically sensitive area; or
- That the lot size and on-site conditions are suitable to treat domestic sewage waste from individual sewage systems to meet the Ontario Drinking Water Standard for nitrate of 10 mg/L at the property boundaries; or
- The shallow groundwater receiving the sewage effluent is hydraulically isolated from existing or potential supply aquifer(s).

A discussion on each criterion for the Subject Property is presented below.

The size of the proposed lot(s) is greater than 1 ha and not in a hydrogeologically sensitive area.

The proposed residential lot is less than 1 ha in area, as such this condition cannot be met. Further analysis considering the second test, below, is required.

The lot size and on-site conditions are suitable to treat domestic sewage waste from individual sewage systems to meet the Ontario Drinking Water Standard for nitrate of 10 mg/L at the property boundaries.

The expected Nitrate concentration at the residential property boundary can be calculated using the predictive assessment procedure outlined in MECP guidelines (MECP, 1996). Under this guideline, the Nitrate-N concentration at the proposed lot boundary is estimated by:

$$C_{PB} = \frac{(SEF * C_{SEF}) + (GR * C_{BAC})}{SEF + GR}$$

Where:

	Description	Value	Rational/Source
C_{PB}	Nitrate concentration at a property boundary (mg/L as N)	N/A	Predicted nitrate concentration to be solved
SEF	Sewage Effluent Flow	730,000 L/yr	Based on typical flow (1,000L/day per lot, 2 lots) (MECP, 1995)
C_{SEF}	Nitrate concentration in sewage effluent	40 (mg/L as N)	Effluent concentration from conventional septic system (MECP, 1996).
GR	Groundwater recharge rate (L/yr)	1,225,000 L/yr	Site area (3,300 m ²) multiplied by Groundwater Infiltration (0.15m/yr), for silty soils (MECP, 1995).
C_{BAC}	Background Nitrate concentration in groundwater	1 (mg/L as N)	Background Nitrate concentration in precipitation

Average typical daily sewage flow for the development is estimated at 1,000L/day per lot as per MOEE 1995 Guide. This value was used in the above nitrate assessment calculation. Using the values and assumptions above, the estimated Nitrate concentration at the property boundary is **24.24 mg/L as N**, which does not meet the Ontario Drinking Water Standard of 10 mg/L.

The shallow groundwater receiving the sewage effluent is hydraulically isolated from existing or potential supply aquifer(s).

Based on a review of borehole logs from test pits previously excavated on Site (Naylor Engineering Associates Ltd., 2004), the shallow subsurface is comprised of topsoil underlain by silt till down to the deepest termination depth of 2.4 m BGS. The nearest WWR to the property (7193743) is also logged as clay to clay till down to a depth of approximately 20 m BGS before the limestone bedrock aquifer is encountered. Therefore, it can be assumed that the shallow groundwater receiving the sewage effluent is hydraulically isolated from the existing or potential supply aquifers and the Subject Property is suitable to treat domestic sewage water from individual sewage systems.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the information provided in this report:

- MTE concludes that MECP Guideline D-5-4 criteria for approval for privately-serviced developments are satisfied for the proposed severance of the Subject Property, as per an assessment for hydraulic isolation from existing or potential supply aquifer(s).
- Allows for the creation of two residential lots with areas of approximately 1,651 m² and 1649 m².

6.0 LIMITATIONS

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the Client. The assignment was carried out in accordance with the Scope of Work described in Section 1.1 as reviewed with and agreed to by the Client. MTE makes no representation that the present report has dealt with all of the important environmental issues, except as provided in the Scope of Work. This report is not intended to be exhaustive in scope or to imply a risk-free facility. As such, this report may not deal with all issues potentially applicable to the Subject Property and may omit aspects which are or may be of interest to the reader.

In addition, it should be recognized that a soil sample or groundwater level measurement represents one discrete portion of the Subject Property at the time it is collected, and that the findings of this report are based on conditions as they existed during the time period of the investigation.

Any use which another party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by another party as a result of decisions made or actions taken, based upon this report. Others with interest in the Subject Property should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change, along with regulatory requirements. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may determine whether it affects the contents of this report.

All of which is respectfully submitted,

MTE Consultants Inc.



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Hydrogeologist
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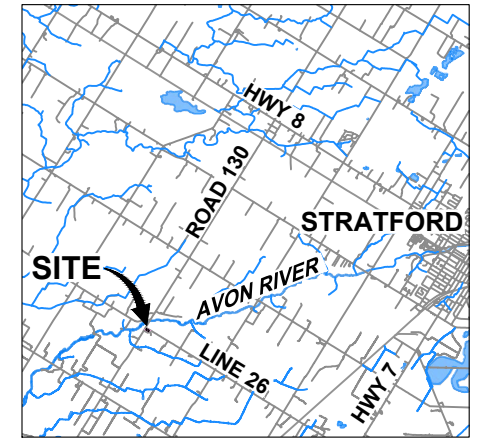
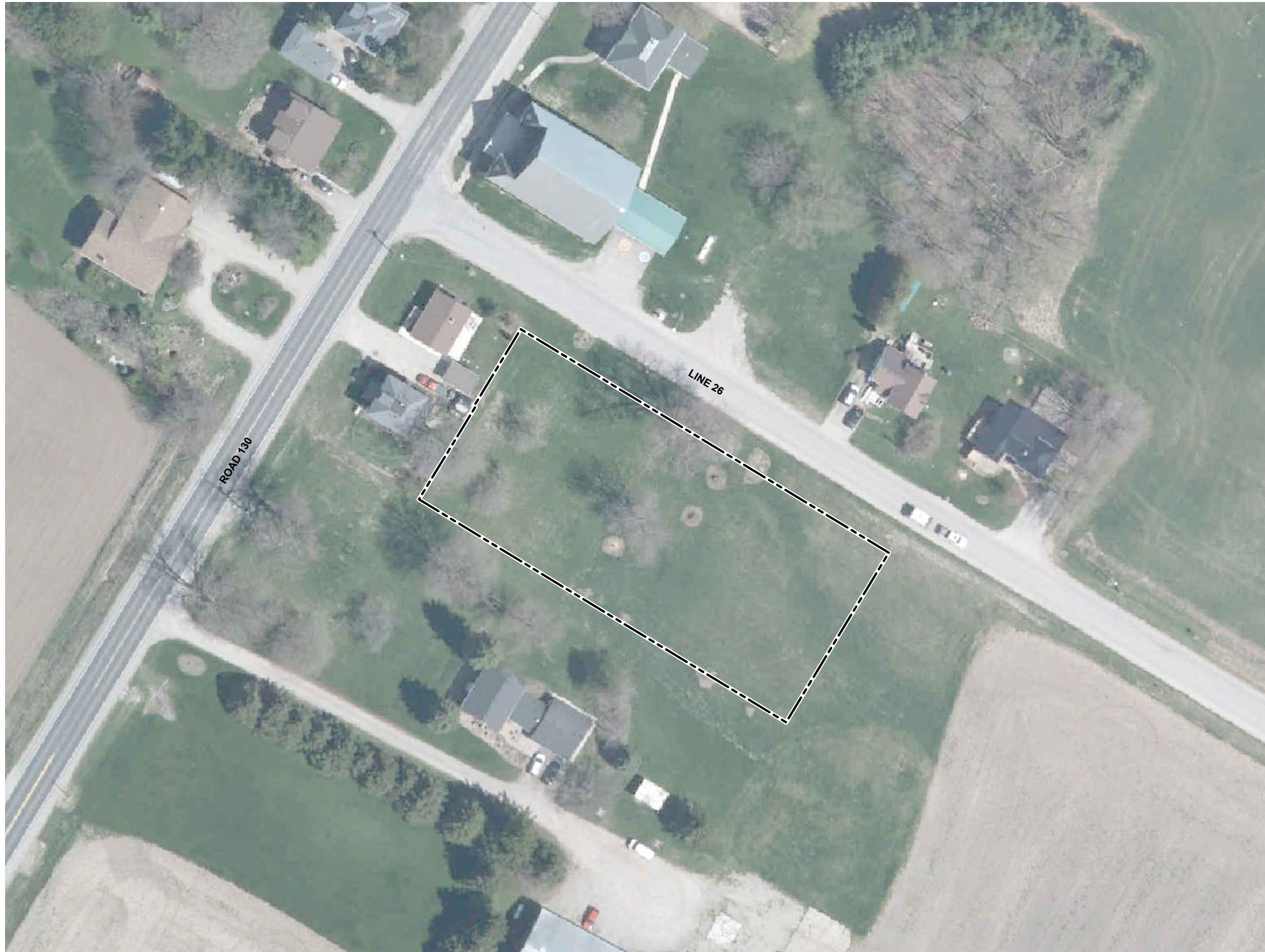
https://mte85.sharepoint.com/sites/65117_002/Shared Documents/03- Reports/65117_002_2026-01-23_rpt_Nitrate Impact Assessment - 4595 Line 26.docx

7.0 REFERENCES

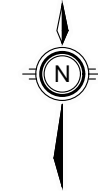
- Armstrong, D., & Dodge, J. (2007). Paleozoic Geology of Southern Ontario. *Miscellaneous Release - Data 219*. Ontario Geological Survey.
- Chapman, L., & Putnam, D. (2007). Physiography of southern Ontario. Ontario Geological Survey.
- MECC, M. o. (1995). *Hydrogeological Technical Information Requirements for Land Development Applications*.
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- Naylor Engineering Associates Ltd. (2004, March 3). Proposed Severance Part Lot 15, Concession 7 Downie Township, Onatrio.
- Ontario Geological Survey. (2010). Surficial geology of southern Ontario; Ontario Geological Survey. *Miscellaneous Release - Data 128 - Revised*.

Figures





KEY PLAN (nts)



LEGEND

--- SITE

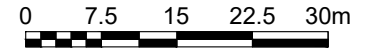
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NOTES

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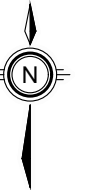
ALL LOCATIONS ARE APPROXIMATE.



PROJECT
NITRATE IMPACT ASSESSMENT
 PT LOT 15 CONCESSION 7
 TOWNSHIP OF DOWNIE, ONTARIO

TITLE
SITE LOCATION MAP

Drawn	CJW	Scale	1:750	Figure
Checked		Project No.	65117_002	1
Date	2026-01-14	Rev No.	0	



LEGEND

- SITE
- PROPOSED AREA TO BE SEVERERED

REFERENCES

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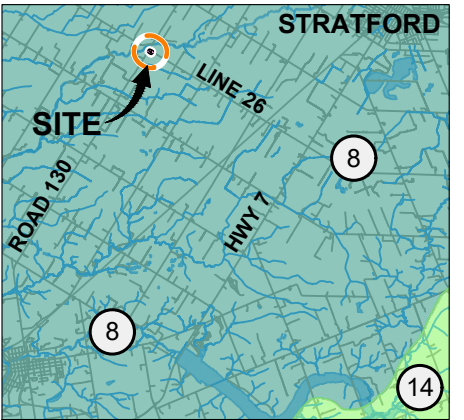
ALL LOCATIONS ARE APPROXIMATE.



PROJECT
NITRATE IMPACT ASSESSMENT
 PT LOT 15 CONCESSION 7
 TOWNSHIP OF DOWNIE, ONTARIO

TITLE
PROPOSED SEVERANCE

Drawn	CJW	Scale	1:500	Figure
Checked		Project No.	65117_002	2
Date	2026-01-14	Rev No.	0	



PHYSIOGRAPHIC REGIONS
(1:250,000)

LEGEND

- SITE
- - - - STUDY AREA (500m Buffer from Site)
- PHYSIOGRAPHIC REGIONS**
- 8 STRATFORD TILL PLAINS
- 14 OXFORD TILL PLAINS
- PHYSIOGRAPHIC LANDFORMS**
- 3 SPILLWAYS
- 5 TILL PLAINS (UNDRUMLINIZED)


NOTES

THIS FIGURE IS SCHEMATIC ONLY AND TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.
0 50 100 150 200 250m

REFERENCES

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MTE
Engineers, Scientists, Surveyors

PROJECT
NITRATE IMPACT ASSESSMENT
PT LOT 15 CONCESSION 7
TOWNSHIP OF DOWNIE, ONTARIO

TITLE
PHYSIOGRAPHIC REGIONS AND LANDFORMS

Drawn	CJW	Scale	1:5,000	Figure	3
Checked		Project No.	65117_002		
Date	2026-01-14	Rev No.	0		



LEGEND

- SITE
- STUDY AREA (500m Buffer from Site)

QUATERNARY GEOLOGY

- 5b Sandy silt till
- 7b Gravel
- 8a Silt and clay; some outwash silt
- 19 Gravel sand and silt

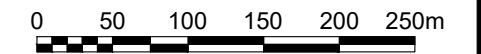
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NOTES

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ALL LOCATIONS ARE APPROXIMATE.



PROJECT
NITRATE IMPACT ASSESSMENT
PT LOT 15 CONCESSION 7
TOWNSHIP OF DOWNIE, ONTARIO

TITLE
QUATERNARY GEOLOGY

Drawn	CJW	Scale	1:5,000	Figure	4
Checked		Project No.	65117_002		
Date	2026-01-14	Rev No.	0		



LEGEND

- SITE
 - STUDY AREA (500m Buffer from Site)
- WATER WELLS
- ⊕ ABANDONED
 - RECHARGE WELL
 - WATER SUPPLY

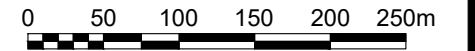
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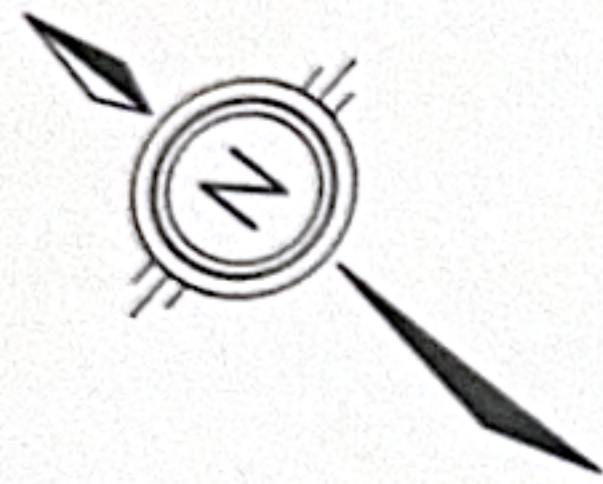


PROJECT
NITRATE IMPACT ASSESSMENT
 PT LOT 15 CONCESSION 7
 TOWNSHIP OF DOWNIE, ONTARIO

TITLE
MECP WELL LOCATIONS

Drawn	CJW	Scale	1:5,000	Figure
Checked		Project No.	65117_002	5
Date	2026-01-14	Rev No.	0	

Tables



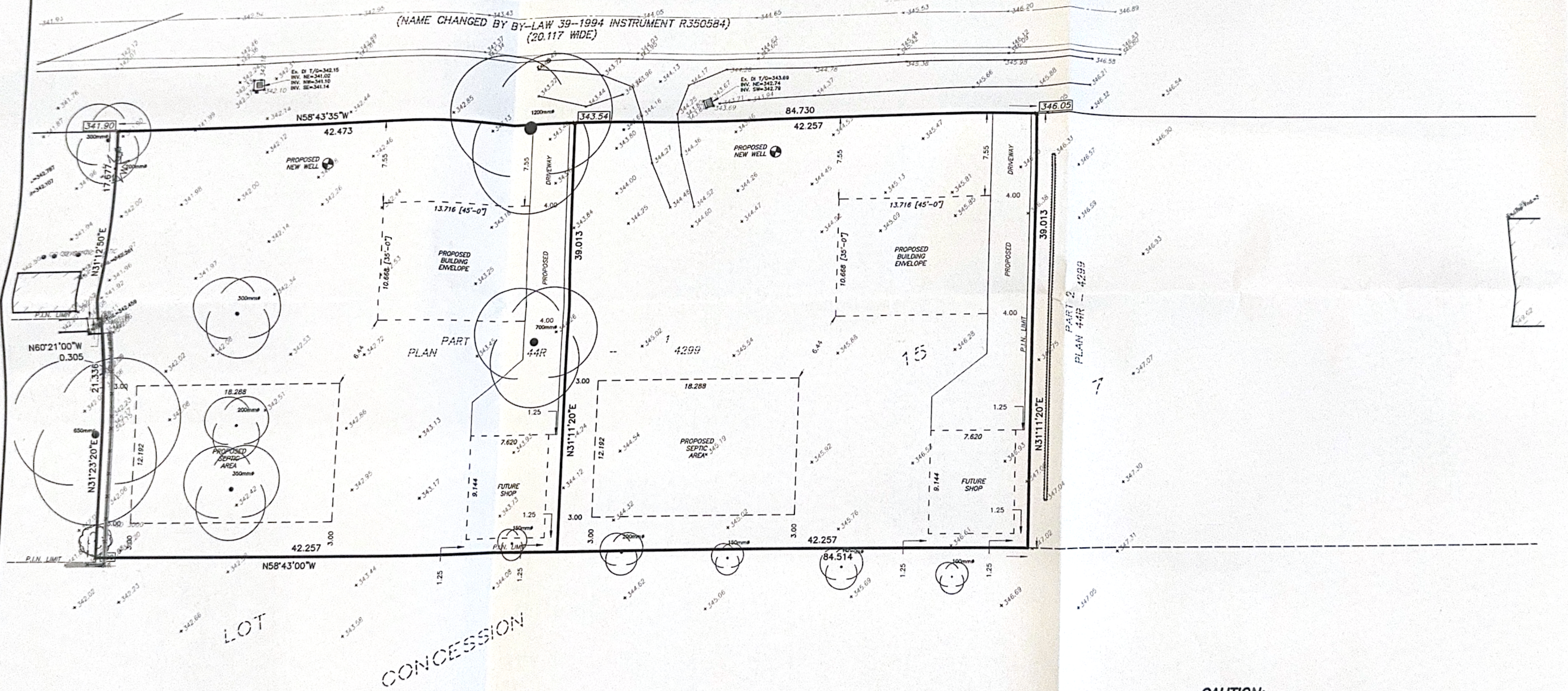
ZONING STATISTICS	
PERTH SOUTH ZONING BY-LAW HVR	
MINIMUM LOT FRONTAGE	
INTERIOR LOT	24.0 m.
CORNER LOT	m.
MINIMUM LOT AREA	
INTERIOR LOT	1850.0 m ² .
CORNER LOT	m ² .
MAXIMUM LOT COVERAGE (PORCHES INCLUDED)	25.0 %
MINIMUM FRONT YARD TO HOUSE	7.5 m.
MINIMUM FRONT YARD TO GARAGE	7.5 m.
MINIMUM REAR YARD	7.5 m.
MINIMUM INTERIOR SIDEYARD (WITH ATTACHED GARAGE)	2.4m ON ONE SIDE, 1.2m ON THE OTHER SIDE
(WITHOUT ATTACHED GARAGE)	6.0m ON ONE SIDE, 1.2m ON THE OTHER SIDE
MINIMUM EXTERIOR SIDEYARD	m.
MAXIMUM BUILDING HEIGHT	10.5 m.

PRELIMINARY LOT GRADING
OF PART OF
LOT 15
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF DOWNIE)
NOW IN THE
TOWNSHIP OF PERTH SOUTH
COUNTY OF PERTH

SCALE 1:250
0 1 2 3 4 5 10 15 METRES

MTE OLS LTD.
ONTARIO LAND SURVEYORS

Ex. Di T/O-347.31
REV. #348.41



CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE
PURPOSES INDICATED IN THE TITLE BLOCK.

4/17/2026 THIS SKETCH WAS PREPARED FOR JASON FRANCIS.

MTE MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: (519) 271-7952

APPLICATION FOR CONSENT

To: Mayor Orr & Township of Perth South Council
Prepared by: Haylee Hallema, Planner
Date: June, 16, 2026
File: B07-26
Owner: Pauline & Tony Merkel
Location: Legally described as Pt Lot F, Concession 9, Downie Ward, in the Township of Perth South. The property is located on the south side of Line 20 and west of Road 114 and is municipally known as 3749 Line 20.

Attachments: **Report Photo**
Site Sketch
Building Elevations
Environmental Impact Assessment

Recommendation

THAT the Township of Perth South Council **advise** the Land Division Committee or its delegated authority that the Township of Perth South supports application file B07-26 submitted by Pauline and Tony Merkel for lands described as Pt Lot F, Concession 9, Downie Ward, municipally known as 3749 Line 20, subject to the following conditions:

Perth South Conditions

- 1) That confirmation be received from the Township of Perth South that all taxes have been paid in full;
- 2) That confirmation be received from the Township of Perth South that all financial requirements have been met (if any);
- 3) That confirmation be received from the Township of Perth South that the apportionment schedule for municipal drains in this area be reviewed, and updated to the satisfaction of the Township of Perth South in accordance with Section 65.1 of the Drainage Act R.S.O. to show that the applicant will be responsible for all costs associated with this re-apportionment;

- 4) That confirmation be received from the Township of Perth South that the severed and retained lands have been appropriately rezoned;
- 5) That confirmation be received from the Township of Perth South that the enlarged lot has been assigned a municipal address and that the lot contain a municipal address sign with the costs of any new signage required be borne by the applicants;
- 6) That the Township of Perth South has provided a clearing letter stating that all municipal requirements have been addressed.

Perth County Conditions

- 1) That confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer;
- 2) That the Land Division Committee be provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required and an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dwg format).

Alternatively, the Committee be provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

If it has been determined that the subject property is a whole lot on an original Township Plan of Survey and an Exemption Order cannot be provided by a Land Registrar, satisfactory proof of same shall be provided by a Solicitor, with confirmation stating the reason why an Exemption Order cannot be provided;

Background

**Perth County Official Plan
Perth South Zoning By-law**

Agriculture and Natural Heritage Features Overlay
Agricultural Zone (A), Adjacent Lands Zone (AL1)
and Natural Resource Environment (NRE1).

Surrounding Uses

Surrounding land uses include predominantly
cropped agricultural fields with a provincially
significant wetland to the immediate east of the
subject lands

Proposal

	<u>Severed Lot</u>	<u>Retained Lot</u>	<u>Enlarged Lot</u>
Area	0.18 ha	35.15 ha	54 ha
Frontage	N/A	139.40 m	216.93 m
Depth	81.13 m	1,237.63 m	1,111.76 m

The application for consent proposes to sever lands and add them to the adjacent property, to the immediate east. The lands to be severed and added to the proposed enlarged lot currently contain a portion of the existing access and are vacant of any structures. To provide legal and safe access, the applicants are proposing a lot adjustment to obtain a portion of the driveway that currently straddles the lot lines.

The purpose of the consent application is to establish legal and safe access to facilitate the construction of a single detached dwelling on the subject lands. Due to the location of the Provincially Significant Wetland and the mitigation measures provided from the completed EIS, the access is not permitted to move from the existing location.

Application Review

Provincial Planning Statement 2024

4.3.2 Permitted Uses - Agriculture

1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.
2. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.
3. New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.
4. A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).
5. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

- a) comply with the minimum distance separation formulae;
 - b) are compatible with, and would not hinder, surrounding agricultural operations;
 - c) have appropriate sewage and water services;
 - d) address any public health and safety concerns;
 - e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - f) minimize land taken out of agricultural production.
- Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

- 6. For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.

4.3.3 Lot Creation and Lot Adjustments

- 2. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

County Official Plan

The subject lands are designated Agriculture and Natural Heritage Features Overlay according to the Perth County Official Plan. The Agriculture designation intends to ensure prime agricultural lands in Perth County are protected and preserved for the production of food, fibre and fuel, to provide agriculture with an area free from conflicting or incompatible land uses and to prevent the break-up of farms into smaller holdings for non-farm use. The designation is also intended to make a strong municipal commitment to agriculture as a predominant land use activity in Perth County and a major economic importance to the County. The direction from the Provincial Planning Statement on surplus farm dwelling severances is implemented by policies in the Perth County Official Plan.

3.5.4.1 Agricultural Uses

All types, sizes and intensities of agricultural uses and normal farm practices will be permitted, promoted and protected by this Plan and in accordance with provincial standards and guidelines on lands designated Agriculture.

- a) New agricultural uses, including the creation of separate lots, expansions of existing lots and the development of new or expanding livestock facilities, shall conform to the requirements and criteria of this Plan and comply with the Minimum Distance Separation Formulae.
- b) The following accessory uses are permitted where there is an established agricultural use:
 - i. A single-detached dwelling;
 - ii. Additional Residential Unit(s) and/or garden suite in accordance with Section 4.2.5.2 of this Plan. A consent to sever the Additional Residential Unit shall not be permitted;

Zoning By-law

The subject lands are zoned Agricultural (A), Adjacent Lands (AL1) and Natural Resource Environment (NRE1) in the Township of Perth South Zoning By-law. The agricultural zone permits farm uses, single detached dwellings and agricultural related uses.

A subsequent rezoning application with supporting studies has been submitted to rezone the AL1 lands to Agriculture to facilitate the construction of a single detached dwelling.

Agency Comments

UTRCA

The UTRCA has indicated that they have **no objections** to Consent application B07-26. They encourage the applicant to continue to work closely with UTRCA Regulations staff as a Section 28 permit will be required prior to any activities within the regulated area.

UTRCA staff have reviewed the application and offer the following comments:

1. The subject lands are regulated by the UTRCA due to the presence of Provincially Significant Wetlands (PSW).
 - a. The Applicant had previously retained the services of North-South Environmental Inc. as required by the Town who confirmed the accuracy of the wetland limits in the attached mapping. UTRCA's regulatory jurisdiction extends 30m beyond the edge of the mapped PSW.
2. UTRCA staff have previously met with the Applicant; once on the subject lands to review the existing conditions of the site and once at the UTRCA's office to discuss Section 28 Permit requirements for the proposed dwelling.
 - a. It was communicated that upgrades to the existing farm access would require a Section 28 Permit as it is currently located within 15m of the PSW, but if all other development including the placing of any structures, septic, laneway extension, and grading were setback 30m from the wetland, additional studies including an Environmental Impact Study (EIS) and Hydrogeological Assessment would not be required.
3. While no development is proposed alongside this Consent application, we remind the Applicant to contact UTRCA Regulations staff when they proceed with their proposal to construct a dwelling on the subject lands.

Public Consultation

Public notice was provided to the neighbouring property owners on May 7, 2026 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The application for consent proposes to sever a portion of land and add it to the abutting parcel to the east. The purpose of the application is to provide safe and legal access to the subject lands to facilitate the construction of a single detached dwelling.

Due to the location of the Provincially Significant Wetland (PSW) and the results of the environmental impact assessment, the existing driveway is to remain in the same location. The driveway currently crosses over property lines with an easement registered to allow access. The consent proposes to sever the lands with the existing driveway and add it to the proposed enlarged lot to establish a legal access solely on one property.

The proposal is considered to be for legal and technical reasons as required in the Agricultural policies of the PPS due to the location of the driveway and PSW. No development is proposed within 30 m of the wetland as outlined in the submitted EIS.

In light of the foregoing, staff are of the opinion that the proposal is consistent with the 2024 PPS and conforms with the County Official Plan. It supports the intent of the agricultural policies with respect to lot additions and is considered an appropriate use of the subject lands. As such, staff recommend approval of the application, subject to the listed conditions.

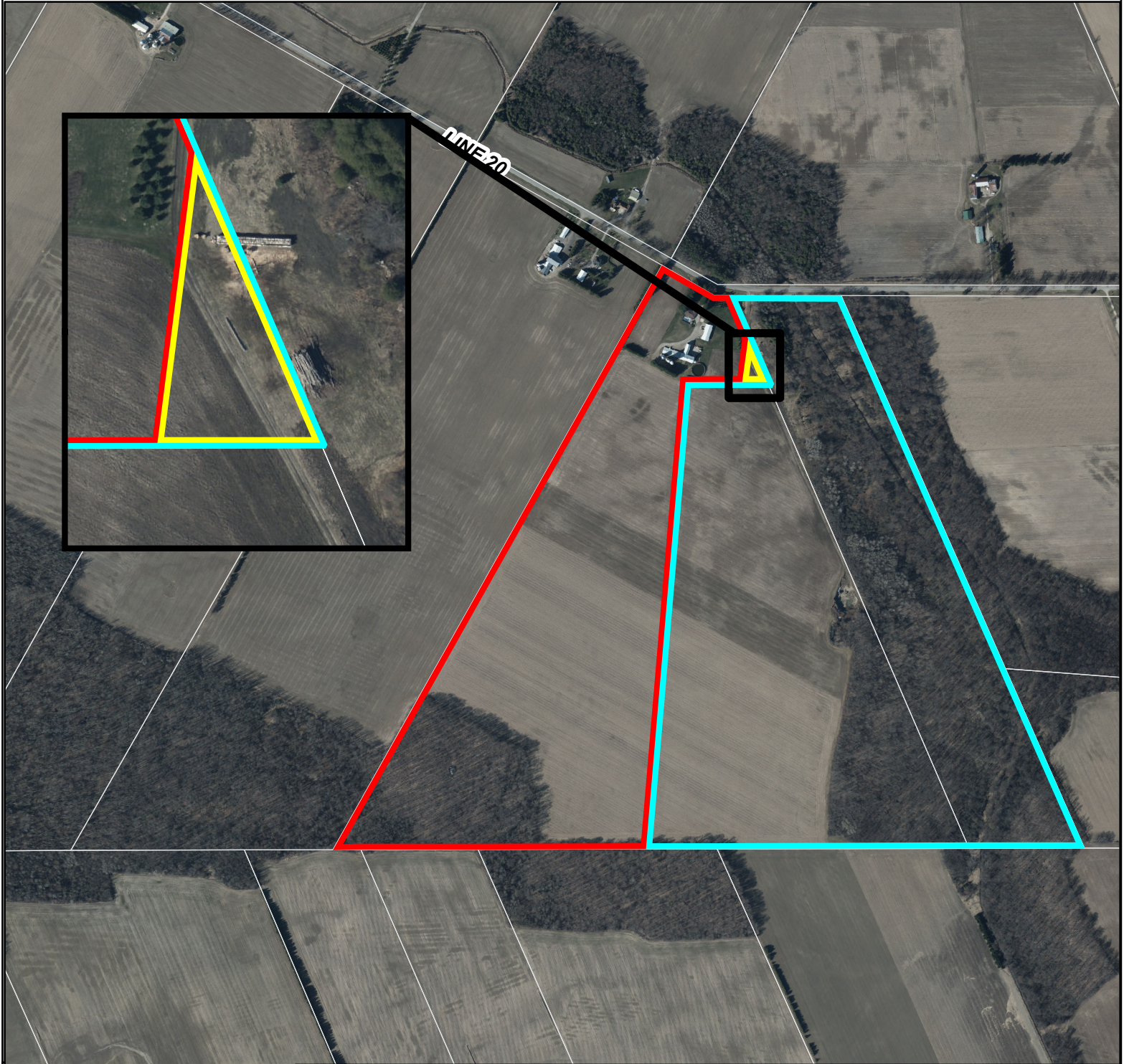
Authored by:

Haylee Hallema
Planner

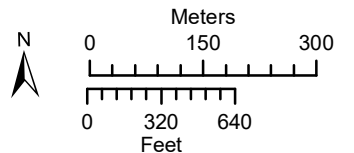
Approved submission by:

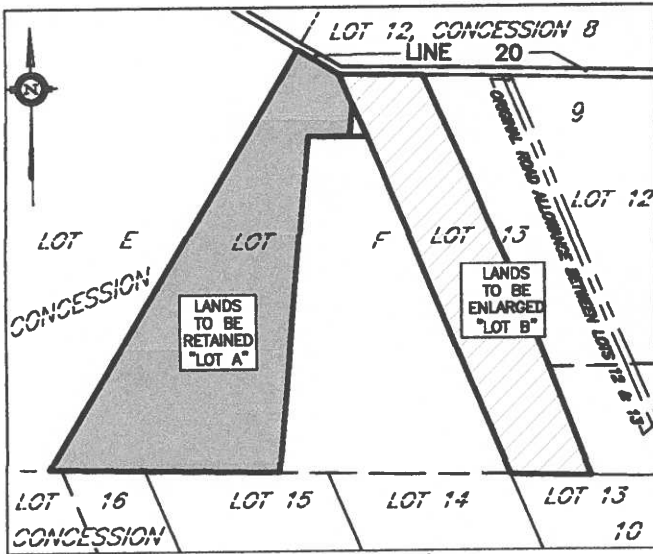
Andrea Hächler
Director of Planning

TOWNSHIP OF PERTH SOUTH
Pt Lot F, Concession 9, Downie Ward (3749 Line 20)
Application for Consent B07/26
by Merkel, Anthony



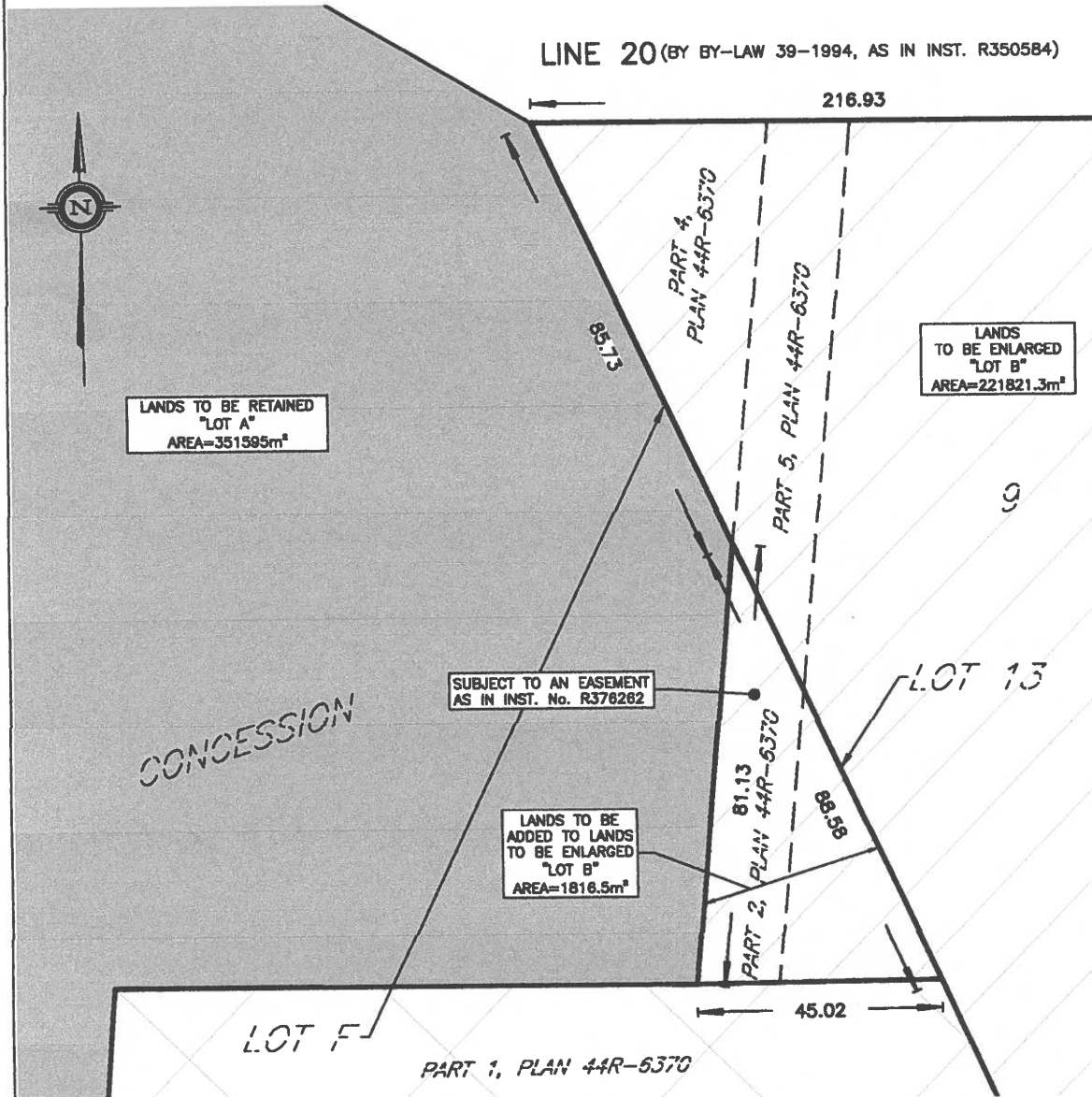
-  TO BE RETAINED
-  TO BE SEVERED
-  TO BE ENLARGED





SEVERANCE SKETCH FOR
PROPERTY AT 3749 & 3757
LINE 20
TOWNSHIP OF SOUTH PERTH
COUNTY OF PERTH

Section 8: Minimum Lot Requirements	CURRENT: AGRICULTURAL ZONE (A)
Minimum Lot Area	300000.0m ²
Minimum Lot Frontage	180.0m
Minimum Front Yard Depth	15.0m - 6.3.3.1 & 6.3.3.2
Minimum Rear Yard Depth	15.0m - 6.3.3.1 7.5m - 6.3.3.2
Minimum Interior Yard Side Width:	10.0m - 6.3.3.1 3.75m - 6.3.3.2
Minimum Exterior Yard Side Width:	18.78m - 6.3.3.1 18.0m - 6.3.3.2
Maximum Lot Coverage	Agricultural Buildings And Structures: 10% Other Permitted Buildings And Structures: 30%
Maximum Building Height	Agricultural Buildings And Structures: 30m Other Permitted Buildings And Structures: 12m



1:1000 METRIC

0 20 40 80

Metric:
DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Caution:
THIS IS NOT A PLAN OF SURVEY. THIS SKETCH SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRIT
SURVEYING

133 REGENT STREET
STRATFORD, ON
N5A 3W2
www.gritengineering.ca

Project: 3749 Line 20, St. Paul's Station GE25-1208-1
Client: Tony & Pauline Merkel
Drawn By: Connor S. Rivers
Checked By: James A. Nicol
File No.: GE25-1208-1
DATE: APRIL 05, 2024

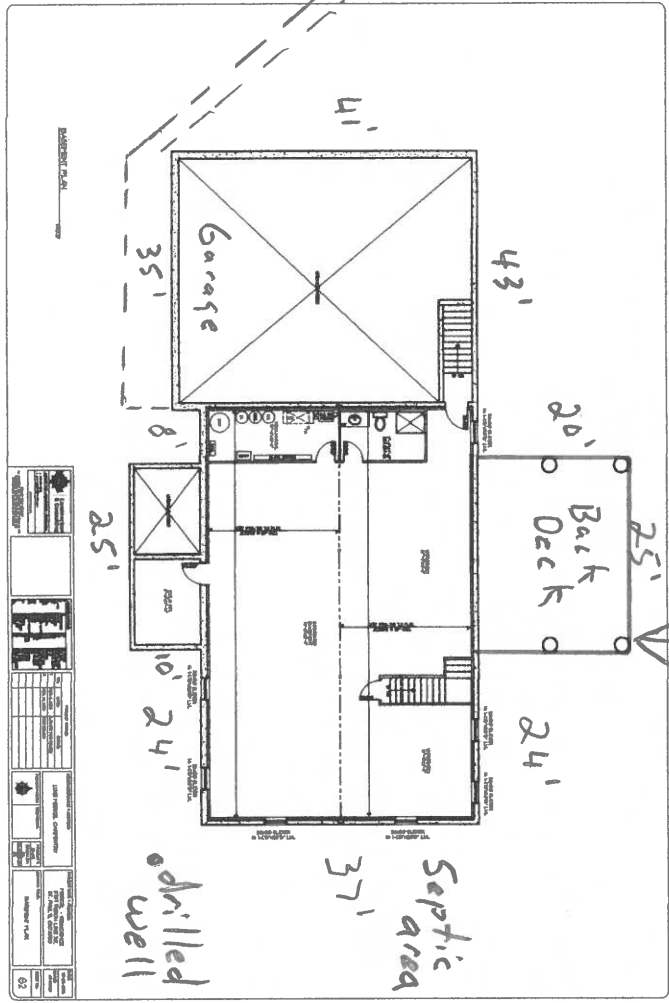
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laneway

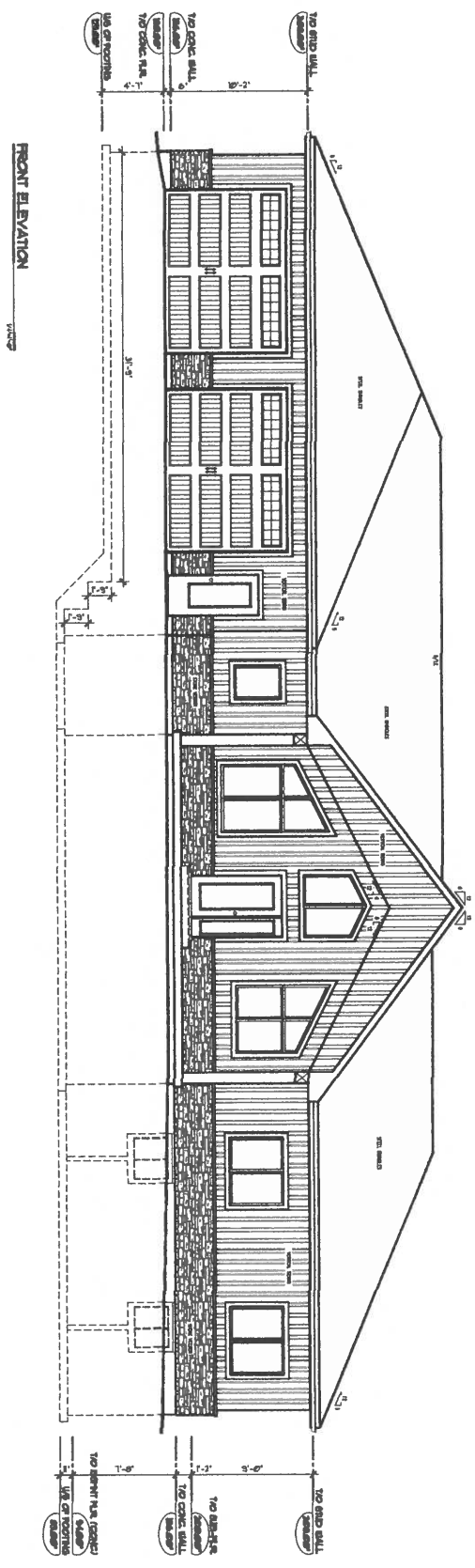


30 metres

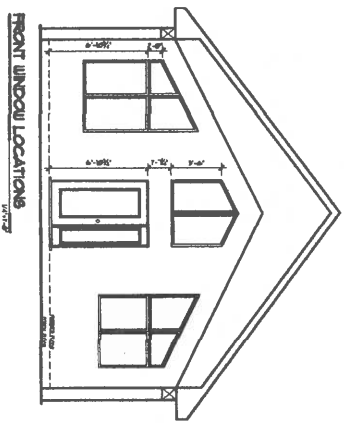
Proposed
laneway



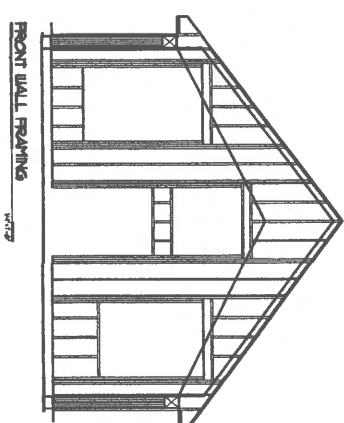
Front of house will be facing approximately 315° NW



FRONT ELEVATION 1/4" = 1'-0"

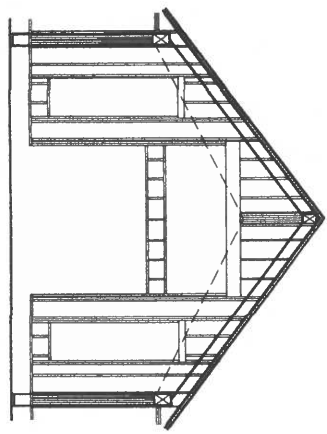
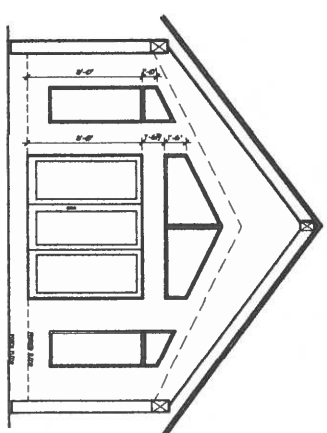
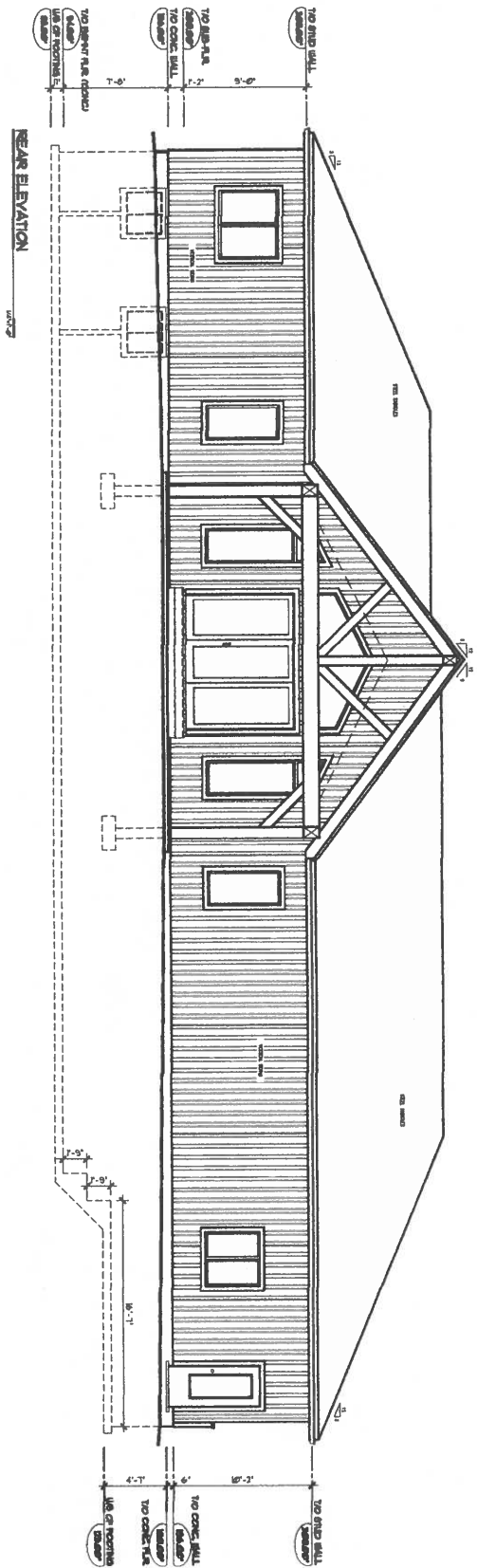


FRONT WINDOW LOCATIONS 1/4" = 1'-0"

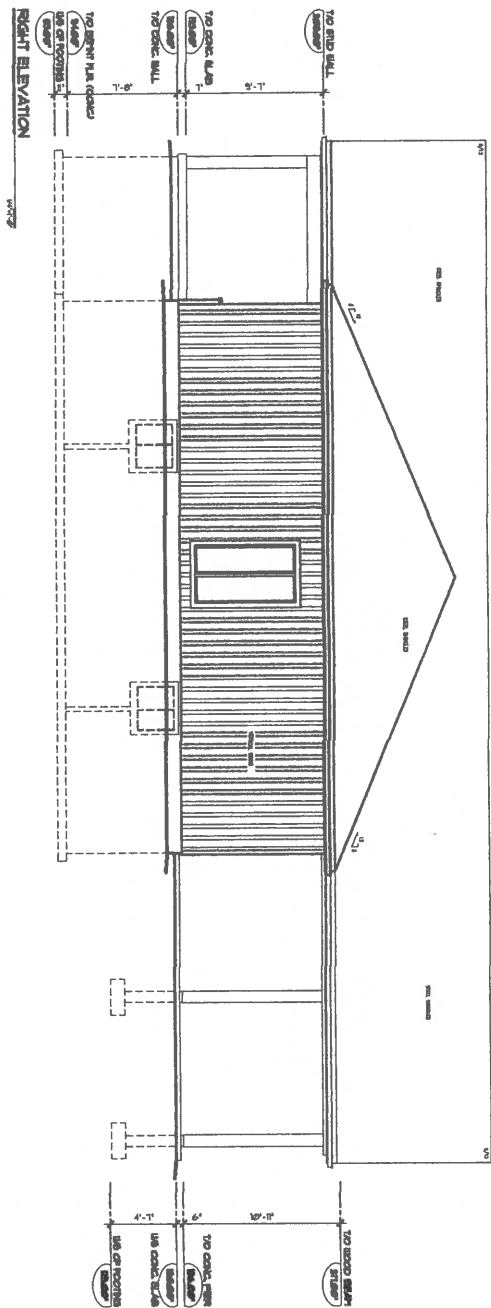


FRONT WALL FRAMING 1/4" = 1'-0"

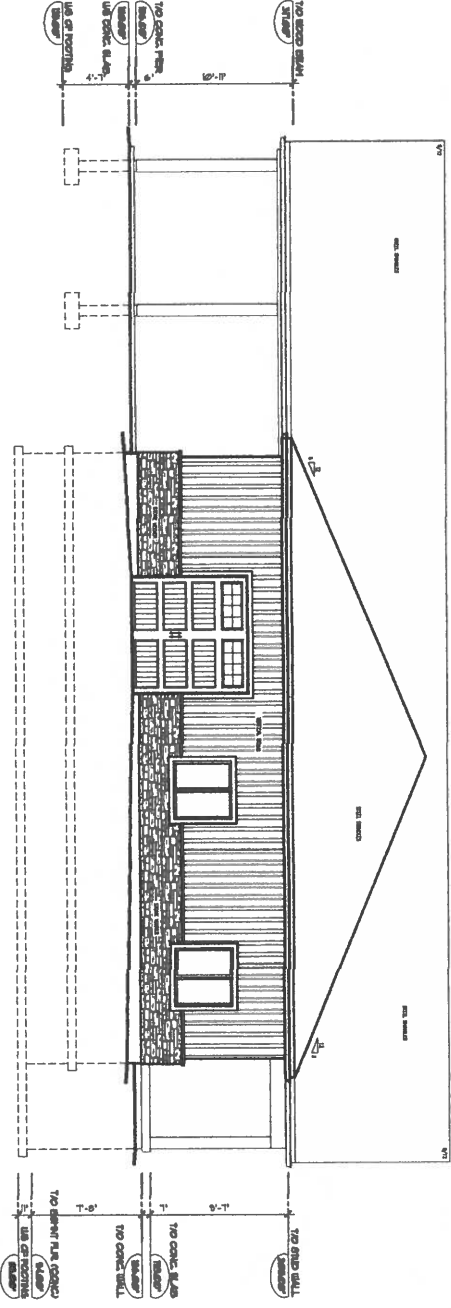
		Construction & Consulting 1775 BAYVIEW AVE. #100 SCARBOROUGH, ONTARIO M1T 3L7 (416) 291-1111 www.constructionandconsulting.com	
		CONTRACT INFORMATION PROJECT NO. 17-001 PROJECT NAME: HINKEL RESIDENCE PROJECT LOCATION: 87 PALM ST. ONTARIO	
PROJECT DATA		CONTRACTOR NAME / ADDRESS LANCE HINKEL CARPENTRY 1775 BAYVIEW AVE. #100 SCARBOROUGH, ONTARIO M1T 3L7	
NO.	DATE	STATUS	PROJECT #
1	MAY 14, 2019	CONTRACT	17-001
2	MAY 14, 2019	PERMITS	17-001
3	MAY 14, 2019	CONSTRUCTION	17-001
4	MAY 14, 2019	FINAL	17-001
PROJECT TITLE HINKEL RESIDENCE 87 PALM ST. ONTARIO		PROJECT # 17-001	
FRONT ELEVATION		DATE MAY 14, 2019	
91		41	



		Construction & Carpentry 1000 W. 10th St. #100 Vancouver, BC V6H 2M6 Tel: 604-273-1111 Fax: 604-273-1112 www.constructionandcarpentry.com	
		City of Vancouver Department of Planning 1100 Burrard Street Vancouver, BC V6X 1C6 Tel: 604-675-2400 Fax: 604-675-2401 www.vancouver.ca	
PROJECT INFORMATION		CONTRACTOR NAME & ADDRESS LANCE HERKEL CARPENTRY 1000 W. 10th St. #100 Vancouver, BC V6H 2M6	
DATE 08/15/2018		PROJECT NAME & ADDRESS HERKEL - RESIDENCE 57, PAUL & ONTARIO	
PROJECT NO. 18-001		PROJECT TYPE REAR ELEVATION	
DATE 08/15/2018		PROJECT NO. 18-001	



RIGHT ELEVATION



LEFT ELEVATION

<p>PROJECT STATUS</p> <p>DATE: FEB. 16, 2023</p> <p>STATUS: LAYOUT FROM SERVICE</p>		<p>CONTRACTOR NAME / ADDRESS</p> <p>LUKE HENKEL CARPENTRY</p> <p>PROJECT: 1784 LAKOTA</p>		<p>PROJECT #</p> <p>1784 LAKOTA</p>	
<p>PROJECT TITLE</p> <p>LEFT & RIGHT ELEVATIONS</p>		<p>DATE</p> <p>2023-02-16</p>		<p>SCALE</p> <p>AS SHOWN</p>	

November 12, 2025

3749 Line 20, Perth South

Environmental Impact Study

Prepared for:

Tony and Pauline Merkel



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Executive Summary

The development of single detached dwelling and associated driveway is proposed for 3749 Line 20, Perth South, ON. Due to the proximity of the proposed development to significant natural heritage features, namely a Provincially Significant Wetland (PSW), an EIS has been required in accordance with the County of Perth Official Plan (2024).

The subject property is approximately 58 ha. The investigated area is a combination of agricultural land and natural features. The natural features include a Provincially Significant Wetland and a significant woodland. There is a wetland (PSW - Gillard Drain Wetland Complex) adjacent to the property to the east, but within the Study Area.

Existing conditions of the Study Area have been determined through a comprehensive background review and site visits. As informed by an assessment of significant features and with consideration of potential sensitive ecological functions, recommended buffer widths from natural features and other mitigation measures have been proposed to avoid negative impacts to natural heritage features and their ecological functions. The proposed develop does conform with natural heritage policies of relevant provincial plans and the County of Perth Official Plan.

1. Introduction

North-South Environmental Inc. (NSE) has been retained to undertake an Environmental Impact Study (EIS) for a site plan application related to construction of a single detached dwelling and associated driveway in Perth, Ontario (the 'subject property', shown in **Figure 1**, with the proposed development shown in **Figure 2**). The requirement for the EIS is due to the Subject Property being located within 120 metres of the provincially significant wetland (PSW) Gillard Drain Wetland Complex. The PSW and woodland are designated 'Natural Environment' on Schedule A of Perth County's Official Plan (OP).

The subject property is approximately 58 ha in size and located on the south side of Line 20, in between Road 114 and Road 119 (Highway 7). The subject property consists of an agricultural field and a woodland in the south-eastern corner. There is a small woodland adjacent to the south-western section of the agricultural field that contains the Conroy Woods Wetland. The Study Area is the proposed development plus an additional 120 m area (**Figure 1**). Surveys were conducted outside of the Study Area, where accessible, to gather a more detailed understanding of the natural features present.

The purpose of this EIS is to identify and evaluate natural features within the Study Area in order to assess their significance and sensitivity and evaluated impacts to the natural features and their ecological functions in order to ensure there are no negative impacts. Recommendations for mitigations measures are provided to alleviate the impact to natural features and their ecological functions, such as by providing setbacks to natural heritage features and areas and avoiding vegetation clearing during wildlife breeding timing windows. Ultimately, the outcome of the EIS is to provide an opinion as to whether the development conforms with existing natural heritage legislation and policy.

2. Agency Correspondence

NSE consulted with the County of Perth in December 2024 regarding the need to complete an EIS and the scope of the work required to determine if the proposed development conforms with relevant natural heritage policies of provincial plans and the County of Perth Official Plan (2024). The approved Terms of Reference is included in **Appendix E**. NSE consulted with the Upper Thames Region Conservation Authority (UTRCA) in regards to delineating the wetland that is within the Study Area. Full correspondences can be found in **Appendix F**.

3. Policy Context

The following provides a review of relevant legislation and plans.

3.1. Federal

3.1.1. Migratory Birds Convention Act (1994)

3.1.1.1. Policy Overview

The *Migratory Birds Convention Act* (MBCA) and its *Regulations* protect listed migratory birds in Canada through the conservation of populations, individuals, and their nests. Article I of the MBCA identifies migratory species that are protected under this act. It is a contravention of this act to harass, harm, or kill protected migratory birds, remove or disrupt their nests, and/or eggs.

3.1.1.1. Relevance to this Study

Bird species protected under the MBCA likely present in the Study Area. Avoidance and mitigation measures are required to avoid contravening the MBCA and its Regulations. Recommendations are provided in **Section 10**.

3.1.2. Species at Risk Act (2002)

3.1.2.1. Policy Overview

The federal *Species at Risk Act* (SARA) provides legal protection for federally listed Species at Risk (SAR) on federally owned lands, for aquatic species, and for any federally listed SAR anywhere they occur (including private lands, provincial and territorial lands) when the species is also protected by the MBCA. Species and habitat of species listed on Schedule 1 of SARA are protected from harm or destruction. The Committee on the Status of Endangered Wildlife in Canada (COSEWIC) recommends species to be listed on Schedule 1 of SARA.

3.1.2.1. Relevance to this Study

The Study Area does not include federally owned lands, as the land is privately-owned. As it relates to the Study Area, the SARA only applies to federally listed aquatic SAR, and bird species that are also protected under the MBCA. It does not apply to non-bird terrestrial SAR within the Study Area.

Terrestrial habitat for federally listed SAR birds that are protected under the MBCA is present. Recommendations are provided in **Section 10**.

3.2. Provincial

3.2.1. Endangered Species Act (2002)

3.2.1.1. Policy Overview

The *Endangered Species Act 2007* (ESA), which is currently still in force, provides legal protection for species listed as Threatened or Endangered in Ontario, including their habitats, where no damage is permitted to the habitat of those species unless under the authorization of the Ministry of Environment, Conservation, and Parks (MECP) by way of registration or permit.

On June 5, 2025, the province enacted the Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5). The purpose of Bill 5 is to support faster development by speeding up provincial permits. Schedule 2 of Bill 5 amended the ESA, 2007 including a new definition for 'habitat' of a protected species, and repealing all habitat regulations (with the exception of Black Ash) and replacing them with the new definition of 'habitat.' A new habitat definition has replaced the previous definition in the ESA and "harass" has been removed from the prohibitions regarding harms to species. This amendment is now in force.

Schedule 10 of Bill 5 introduced a new legislation called the Species Conservation Act, 2025 (SCA). The SCA will come into effect when a commencement order is made and will repeal the ESA.

A proposal to engage in activities that will adversely impact species or habitat protected under the SCA will either be required to register the activity or obtain a permit, unless the activity is exempted. Registerable and permit activities must be undertaken in accordance with rules set out in regulation or the permit, respectively.

Under the amended ESA, species designated as Special Concern are not given species or habitat protection under the ESA, however, the habitat of Special Concern species is considered Significant Wildlife Habitat (SWH) and is protected under Section 4.1 of the 2024 *Provincial Planning Statement* (PPS 2024).

Destruction of a species at risk and / or their habitats constitutes a contravention of the ESA. Impacts to the species or its habitat can be avoided or mitigated through a number of avenues. These include avoidance (e.g., through design modifications or timing of works), adherence to an applicable Notice of Activity, or by obtaining an Overall Benefit Permit.

In late September 2025, the Province released the draft SCA. This Act is not yet in force. Simultaneously, notification of Environmental Registry of Ontario regulatory proposals related to the proposed legislative and regulation amendments to enable the SCA ([ERO posting 025-0909](#)) and developing guidance on activities under the SCA ([ERO posting 025-0908](#)). The consultation comment period closes November 10, 2025 and is focused on proposed regulations and guidance materials related to the implementation of the SCA.

3.2.1.1. *Relevance to this Study*

Species that are protected under the ESA do occur within the Study Area. To ensure compliance with the ESA, see discussion in **Section 10**.

3.2.2. Provincial Planning Statement (2024)

3.2.2.1. Policy Overview

The Provincial Planning Statement (PPS 2024) provides direction on matters of provincial interest, such as Natural Heritage policies, for long-term protection for natural features. The Natural Heritage policies identify natural features in which development is prohibited. The policies also indicate where development is permitted both within and adjacent to specified features, provided there are no negative impacts to the features or their ecological functions. The following sections of the PPS are relevant to this Scoped EIS.

Section 4 of the PPS provides direction for the wise use and management of resources, including the protection of natural areas and features. Relevant natural heritage policies are in Section 4.1 of the PPS.

Policy 4.1.2 of the PPS outlines protection needs related to biodiversity and connectivity, including protection of both ecological features and functions required to maintain biodiversity and functional ecological connectivity. Recognizing linkages between and among natural heritage features and areas, surface water features (including headwater drainage features [HDFs]), and groundwater features.

Policy 4.1.4 lists significant natural heritage features where development is not permitted, including:

- significant wetlands in Ecoregions 5E, 6E and 7E; and
- significant coastal wetlands.

Policy 4.1.5 lists significant natural heritage features where development is not permitted, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, including (with respect to Ecoregion 6E):

- significant woodlands in Ecoregions 6E and 7E;
- significant valleylands in Ecoregions 6E and 7E;
- significant wildlife habitat;
- significant areas of natural and scientific interest; and
- coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4.

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

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

Policy 4.2.2 identifies that development and site alteration shall be restricted in or near sensitive surface water features such that these features and their related hydrologic functions will be protected, improved, or restored. The policy further describes that mitigative measures and/or alternative development approaches may be required in order to protect, improve, or restore sensitive surface water features and their hydrologic functions.

Negative impact, in the context of natural heritage features other than fish habitat as defined in the PPS, means “degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities”.

The Natural Heritage Reference Manual (OMNR, 2010) is a technical document used to help assess natural features and interpret policies in accordance with the PPS.

3.2.2.1. *Relevance to this Study*

There are natural heritage features within the Study Area. Studies and background review are required to evaluate their significance and determine if they are features listed in Policy 4.14 and 4.1.5. As well, there is habitat for Endangered and Threatened species present in the Study Area.

3.2.3. Conservation Authorities Act (1990)

3.2.3.1. *Policy Overview*

In Ontario, conservation authorities (CA's) develop and deliver resource management programs that safeguard watersheds. They are governed by the *Conservation Authorities Act* (1990), which is administered by the MNRF. The purpose of this Act is 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.

The Upper Thames River Conservation Authority (UTRCA) has the responsibility to regulate activities in natural and hazardous areas (i.e., streams, floodplains, wetlands, areas in and near rivers, slopes and a lakes shoreline), or in proximity to these areas. Prior to April 1, 2024, UTRCA's regulation was O. Reg 157/06, issued under the *Conservation Authorities Act*. As of April 1, 2024, the regulation for all of Ontario's CA's is O. Reg 41/24.

Under O. Reg 41/24, any development or site alteration within a regulated area requires a permit from the local conservation authority. The regulated area limit ('regulation limit') is a 30 m setback from regulated wetlands. The regulated area limit along stream valleys is variable and depends on site characteristics (e.g., floodplain extent, meander belt extent).

Per Section 28.1 (1) of the *Conservation Authorities Act*:

A Conservation Authority may issue a permit to a person to engage in an activity that would otherwise be prohibited, if, in the opinion of the authority,

- a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock;
- b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- c) any other requirements that may be prescribed by the regulations are met.

3.2.3.2. Relevance to this Study

The Study Area is within UTRCA's regulated area due to the presence of a mapped significant wetland on the eastern adjacent property (**Figure 2**). A watercourse as identified by Schedule A of the Perth County Official Plan is mapped within the wetland. There are no valleylands within the Study Area.

3.3. County and Municipal Policies

3.3.1. County of Perth Official Plan (September 2025)

3.3.1.1. Policy Overview

The stated purpose of the County of Perth Official Plan is to "guide physical and economic development in the County that supports social wellbeing and protects valued natural resources." Further, it "provides direction for strategic growth, progressive development, and planning for healthy communities over a planning horizon of 25." Section 3.7 addresses Natural Environment and Water Resources. The *natural environment system* in Perth County includes woodlands, wetlands, and watercourses that are essential to the landscape and the community.

Section 3.7.2 outlines the natural environment designations within the County. Two designations are identified on Schedule B:

- 'Natural Environment'; and
- 'Natural Environment - Provincially Significant Wetlands'.

The 'Natural Environment' designation on Schedule B includes the following features:

- Significant woodlands, significant valley lands, and provincially significant life science areas of natural and scientific interest (ANSIs), as per the definitions of "significant" in the Provincial Policy Statement; and
- Various other ecologically important features from a natural environment system perspective, including additional features and areas such as woodlands, locally significant wetlands and unevaluated wetlands, young plantations, vegetation connective links, and environmentally sensitive areas.

Section 3.7.5.1. c) states that an Environmental Impact Study (EIS) is required where development is proposed within areas designated 'Natural Environment', lands adjacent to any 'Natural Environment' designation, and any lands adjacent to 'Natural Environment- Provincially Significant Wetlands' designation.

Section 3.7.5.6 addresses lands adjacent to natural environment features:

- Development on adjacent lands will only be permitted where the ecological functions of the adjacent lands have been evaluated, and it has been determined that there will be no negative impacts on the natural features or their ecological functions.

3.3.1.2. *Relevance to the Study Area*

Schedule 'A' (Perth South Land Use Designation): Portions of the Study Area are identified as 'Natural Environment', including woodlands and a PSW. The proposed development is within the adjacent lands, and therefore an EIS is required.

The criteria of 'woodland' are provided in Section 1(v) of the Perth County Forest Conservation By-Law 3557-2016. Criteria include tree density and tree diameter, as well as patch size requirements. These are provided in **Section 3.3.2** of this report.

3.3.2. Tree Cutting and Forest Conservation (By-law No. 3557-2016)

3.3.2.1. *Policy Overview*

Perth County's Forest Conservation By-law protects forests in Perth County. The by-law prohibits any person from destroying or injuring any living tree located in a woodland or woodlot within the county, except as provided by the By-law. This prohibition includes causing or permitting such activities. "Woodlands" are defined as land at least 1 ha in size that meets density requirements as per Section 1(v). "Woodlots" are defined as land at least 0.2 ha in size that that meets density requirements as per Section 1(w). Per Section 2, the boundary of a woodland or woodlot shall be defined by the ecological limit of the woodland or woodlot and not the property boundaries.

Section 1(v) "Woodlands" or "Woodland" means land at least one hectare (or its equivalent of 2.47 acres) or more in area with at least:

- i) 1000 trees of any size per hectare or 405 trees of any size per acre;
- ii) 750 trees measuring over five (5) centimetres (2 inches) in diameter at DBH per hectare or 304 trees of such measure per acre;
- iii) 500 trees measuring over twelve (12) centimetres (5 inches) in diameter at DBH per hectare or 202 trees of such size per acre; or

- iv) 250 trees, measuring over twenty (20) centimetres (8 inches) in diameter at DBH per hectare or 101 trees of such size per acre.

Section 1(w) "Woodlots" or "woodlot" means land at least 0.2 hectares (or its equivalent of 0.5 acres) in area and no greater than 1 hectare in area, with at least:

- i) 200 trees of any size per 0.2 hectares;
- ii) 150 trees measuring over five (5) centimetres (2 inches) in diameter at DBH per 0.2 hectares;
- iii) 100 trees measuring over twelve (12) centimetres (5 inches) in diameter at DBH per 0.2 hectares; or
- iv) 50 trees measuring over twenty (20) centimetres (8 inches) in diameter at DBH per 0.2 hectares.

Section 2 For the purposes of this By-Law, the boundary of a woodland or woodlot shall be defined by the ecological limit of the woodland or woodlot and not the property boundaries.

3.3.2.2. Relevance to the Study Area

The Perth County Forest Conservation By-law applies to the woodland in the Study Area.

Under Section 5(9), injury or destruction of trees is permitted where it is required "to erect any building, structure, or thing, in respect to which a building permit is issued and has taken into consideration the protection of trees surrounding the structure or work within the building envelope, provided that no tree is destroyed or injured that is located more than 15 m (50 ft) from the outer edge of the building, structure, or thing".

3.3.3. The Corporation of the Township Perth South Zoning By-law No. 4 (Last consolidated on July 1, 2025)

3.3.3.1. Policy Overview

The Township of Perth South zoning by-law regulates the use of land and the character, erection, location and use of buildings and structure. In addition, it prohibits certain buildings, structures and uses in various defined areas. Zoning requirements and regulations pertain to matters such as permitted uses, permitted buildings and structures, minimum lot area, minimum lot frontage, maximum coverage, minimum front, side and rear yard requirements, maximum building height, landscaped open space requirements, parking requirements, and requirements for accessory buildings and structures.

Section 6 details zoning regulations for land zoned "Agricultural" ('A'). Sections 17 and 18 detail zoning regulations for land zoned "Natural Resources / Environment Zone 1" ('NRE1') and "Natural Resources / Environment Zone 2" ('NRE2'). The NRE1 zoning applies to provincially significant natural

areas as identified in the Perth County Official Plan (2020). Section 18 details zoning regulations for land zoned “Natural Resources / Environment Zone 2” (‘NRE2’). The NRE2 zoning applies to locally significant natural areas as identified in the Perth County Official Plan (2020).

3.3.3.2. *Relevance to the Study Area*

The Study Area has a variety of zones present.:

- Adjacent Land Area Overlay (AL1). Buildings are permitted within this zone if they satisfy section 11.5 of Perth’s Official Plan.
- Agricultural Zone (A). It is permitted to erect a single detached dwelling within this zone.
- Natural Resources/Environment 1 (NRE1). Only pre-existing structures are permitted within this zone. New development is prohibited.

4. Methodology

4.1. Methodology

4.1.1. Background and Secondary Source Review

The background review undertaken to inform this constraints analysis included:

- Background searches for designated significant features (e.g., provincially significant wetlands (PSW), Areas of Natural and Scientific Interest (ANSI), etc.), land types and landforms, and Species at Risk (SAR) or locally significant species:
 - Ministry of Natural Resources and Forestry (MNRF) / Land Information Ontario (LIO) mapping
 - Natural Heritage Information Centre (NHIC) screening for Species at Risk
 - Department of Fisheries and Oceans (DFO) Aquatic SAR mapping
- Review of available citizen science databases, including the Atlas of the Breeding Birds of Ontario, iNaturalist, eBird, Bumble Bee Watch, Ontario Butterfly Atlas, Ontario Moth Atlas, and the Ontario Reptile and Amphibian Atlas.
- Review of technical guidance documents including the Natural Heritage Reference Manual (OMNR 2010), Significant Wildlife Habitat Technical Guide (OMNR 2000) and Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF 2015).
- Review of provincial, regional, and municipal environmental planning documents for relevant natural environment policies:
 - Endangered Species Act (2007)
 - Provincial Planning Statement (2024)
 - Township of Perth South Consolidated Zoning By-law (2025)

- o Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (2017) regarding Environmental Impact Study (EIS) requirements
- o Upper Thames River Conservation Authority (UTRCA) Policies for the Implementation of Ontario Regulation 168/06 (2014)

4.1.2. Field Work

The following field surveys were conducted within the Study Area: breeding bird surveys (BBS), botanical inventory, ecological land classification (ELC), and woodland dripline delineation. Field surveys were focused within the Study Area but further surveys were conducted beyond the Study Area as well.

Incidental records of wildlife (e.g., birds, mammals, reptiles, amphibians, insects) were recorded during each visit. Locations of Species at Risk (SAR) and provincially and regionally rare species were recorded using a hand-held GPS unit, and photos were taken when possible.

Dates of field investigations and general survey conditions are displayed in **Table 1**.

Table 1. Summary of surveys conducted during site visits.

Date	Survey	Staff	Hours	Weather
June 9, 2025	Breeding bird survey 1, spring botanical inventory, incidental wildlife	Patrick Strzalkowski	0730 - 1245 (5.25 hours)	T: 16°C, W: 2, C: 100%, P: 0
July 8, 2025	Breeding bird survey 2, summer botanical inventory, ecological land classification, incidental wildlife	Patrick Strzalkowski	0730 - 1330 (6 hours)	T: 19°C, W: 1, C: 100%, P: 0
August 26, 2025	Autumn botanical inventory, woodland dripline delineation, incidental wildlife	Patrick Strzalkowski	0900 - 1230 (3.5 hours)	NA

4.1.2.1. Breeding Bird Surveys

Breeding bird surveys were conducted by a qualified avian ecologist using the *Forest Bird Monitoring Program Protocol* (Birds Canada, 2023). Two surveys (June 9 and July 8th, 2025) were conducted at three locations within the Study Area (**Figure 3**).

4.1.2.2. Ecological Land Classification

Vegetation communities in the Study Area were assessed using the ELC system for Southern Ontario (Lee et al., 1998). Information collected included species composition and dominance, community structure, uncommon species or features, and evidence of anthropogenic disturbance. The provincial vegetation community rarity status was determined from the NHIC's vegetation community rankings (2024). Photos were taken to document current conditions.

A few metrics related to vegetation composition were calculated for each community. They are only presented if the community was within the subject property and could be surveyed adequately. The community's richness (i.e. number of species) and the percentage of community's composition of native species is included in the description. These values help to understand the sensitivity of the vegetation community, quality of the vegetation and level of disturbance. A higher species richness and percent composition of native species typically indicates a community that has experienced less disturbance.

Floristic Quality Index (FQI) value was also assigned to vegetation communities that were surveyed in detail. Vegetation communities off property and that were inaccessible were not surveyed in detail and therefore have not been assigned an FQI. The FQI is a measurement used to assess habitat quality and to compare between natural areas (Oldham *et al.* 1995). The FQI is calculated using each present plant species' Coefficient of Conservatism (CC) value, which is a value between 1 and 10 and is a marker for their habitat requirements. Plants found in a diversity of habitats and that can tolerate disturbances have low CC values, and plants found only in a few, highly specific habitats and that do not tolerate disturbances have high values. Therefore, very high-quality habitats with a high diversity of conservative species have higher FQI values.

4.1.2.3. Botanical Inventory

A three-season flora inventory was conducted by a qualified vegetation ecologist by walking through the communities and recording species observed. A botanical species list was compiled for each vegetation community. The Species at Risk (SAR) status was determined by referencing Schedule 1 of the federal *Species at Risk Act* (SARA) and the provincial Species at Risk in Ontario (SARO) List of the *Endangered Species Act*. The provincial conservation status of plant species was determined from the NHIC's vascular plant species list (2023).

A full list of plant species and their statuses can be found in **Appendix B**.

4.1.2.4. Incidental Wildlife

All incidental fauna were recorded while conducting field surveys. A full list can be found in **Appendix B**.

4.1.2.5. Woodland Dripline Delineation

A woodland delineation was conducted using an EOS Arrow 100®, which is a multi-constellation GNSS receiver with an accuracy of 30-50 cm when in the open and 100-150 cm when under dense canopy. It was agreed upon with the County that this level of accuracy was suitable (**Appendix E**).

5. Existing Conditions

5.1. Past and Present Land Use

The current land use of the Subject Property is predominantly agricultural (**Figure 3**). There is a deciduous hardwood forest in the southeast. The adjacent lands are similar to the subject property. In the south, adjacent lands are a mix of mostly agricultural with some wooded areas. The adjacent lands to the immediate east contain a woodland and a PSW. The adjacent lands to the south-west contain the Conroy Woods Wetland, evaluated as 'other' within a woodlot.

The earliest available historic aerial imagery (1954), included in **Appendix A, Figure 5**, shows the Subject Property and much of the adjacent lands were in similar use than they are currently. Much of the land within the Study Area was used for agriculture and the borders of the current natural features are also present in the 1954 image. The largest difference is that the canopy density of the woodlands in 1954 were less dense than they are currently.

5.2. Physiography and Soils

The subject property is within the Stratford (6E-1) ecodistrict. This ecodistrict is situated between 5 to 10km west of Lake Ontario and extends almost to the eastern shore of Lake Huron. The ecodistrict is mainly covered by morainal deposits that has created an undulating topography. Approximately 80% of the ecodistrict is used for pasture and cropland, and 16% of the ecodistrict is covered in natural areas (Wester *et al.* 2018).

The Study Area is within the Stratford Till Plain physiographic region. The Stratford Till Plain includes an area roughly bounded by Listowel (to the north), New Hamburg (to the east), London (to the south), and Exeter (to the west). Soils are comprised of clay, silt and sand. They are poorly drained and generally agricultural fields require drains to facilitate cultivation (Chapman and Putnam 1984; Ontario Geological Society 2003-2009).

5.3. Surface Water and Groundwater

A Provincially Significant Wetland (Gillard Drain Wetland Complex) and a stream (Perth, 2024, Schedule B) are present within the Study Area. It was agreed with the UTRCA that the existing wetland boundaries were suitable and that further delineation was not needed (**Appendix F**).

An unnamed stream beginning southeast of the Study Area flows north along the eastern border of the Subject Property through the adjacent PSW. This stream flows west and south until it flows into Otter Creek, North Thames River, Thames River, and ultimately discharges into Lake St. Clair.

The Study Area is located in the Upper Thames River Source Protection Area (SPA). It is not located within a wellhead protection area, significant groundwater recharge area, highly vulnerable aquifer or intake protection zone.

5.4. Field Survey Results

5.4.1. Breeding Bird Surveys

A total of 42 species of birds were observed on the subject property. Of the recorded species, 17 had possible evidence of breeding, 21 had probable evidence of breeding, 2 were confirmed to be breeding, and 2 were observed but had no breeding evidence within the Study Area. A summary table of fauna observed on the subject property, including birds, is included in **Appendix B**.

Of the bird species recorded on the Study Area:

- Three (3) were SAR
 - Wood Thrush (*Hylocichla mustelina*), Special Concern
 - Barn Swallow (*Hirundo rustica*), Special Concern
 - Eastern Wood-pewee (*Contopus virens*), Special Concern
- None were provincially rare (S1, S2, or S3)
- Six (6) of the noted bird species are area sensitive (as per the Significant Wildlife Habitat Technical Guide, Appendix C, OMNR 2000)
 - American Redstart (*Steophaga ruticilla*)
 - Savannah Sparrow (*Passerculus sandwichensis*)
 - Hairy Woodpecker (*Dryobates villosus*)
 - Yellow-bellied Sapsucker (*Sphyrapicus varius*)
 - Veery (*Catharus fuscescens*)
 - Least Flycatcher (*Empidonax minimus*)

5.4.2. Ecological Land Classification

There were seven (7) vegetation communities within the Study Area that were directly surveyed (**Figure 3**). Three of the vegetation communities are upland, and four are wetland. The wetland communities had organic soils. None of the communities are considered rare in Ontario (i.e., S1-S3). Agricultural fields were also present within the Study Area. Overall, the vegetation communities were in good quality; they were rich in abundance of native species and were mostly free of invasive species.

Agricultural Field (AGR)

There are several agricultural fields within the Study Area and adjacent to the Study Area. These fields were either planted with corn or wheat.

Dry - Moist Old Field Meadow (CUM1-1)

Immediately east of the laneway there was a cultural meadow. This community was a mixture of common meadow species. The most common species were Kentucky Bluegrass (*Poa pratensis*), Orchard Grass (*Dactylis glomerata*), Crown Vetch (*Vicia cracca*), Red Clover (*Trifolium pratense*), Yellow Sweet Clover (*Melilotus officinalis*), Common Milkweed (*Asclepias syriaca*), and Common Teasel (*Dipsacus fullonum*). There were also some wetland species present, which indicates that this is a transitional zone between the agricultural fields and wetland. These species included Fox Sedge (*Carex vulpinoidea*), Darkgreen Bulrush (*Scirpus atrovirens*), and Great Blue Lobelia (*Lobelia siphilitica*). This community occasionally is mowed.

Species Richness: 50

% Native: 42.0%

Native FQI: 8.07 (Low)

Dry - Fresh Sugar Maple - Hickory Deciduous Forest (FOD5-5)

In the southeast of the Study Area there is a hardwood forest that sits atop a small hill. This forest had a canopy dominated by Sugar Maple (*Acer saccharum*), and Bitternut Hickory (*Carya cordiformis*), with scattered Black Cherry (*Prunus serotina*) present as well. The canopy was dense, covering >60% of the community and it was approximately 20 m tall. The subcanopy was also dominated by Sugar Maple and Bitternut Hickory. It was 10-20 m tall and covered >35-60% of the community. The understory was equal parts Sugar Maple and Green Ash (*Fraxinus pennsylvanica*), with a lesser amount of Bitternut Hickory. This layer was less dense, covering 25-35% of the community and was 1-10 m tall. The ground layer was abundant with Giant Blue Cohosh (*Caulophyllum giganteum*), Garlic Mustard (*Alliaria petiolata*), Star-flowered False Solomon's Seal (*Maianthemum stellatum*), Jack-in-the-pulpit (*Arisaema triphyllum*), and Green Ash, and Sugar Maple seedlings. The ground layer was dense, covering >60% of the community and was less than 1 m tall.

Species Richness: 59

% Native: 87.9%

Native FQI: 29.83 (Moderate)

Fresh - Moist Poplar Deciduous Forest (FOD8-1)

Along the southern and central parts of the laneway there are poplar dominated woodlands. This community had a canopy dominated by Trembling Aspen (*Populus tremuloides*), with a lesser abundance of Balsam Poplar (*Populus balsamea*). The canopy covered >60% of the community and was approximately 15 m tall. The subcanopy was composed of large European Buckthorn and a hawthorn species (*Crataegus* sp.) and a lesser amount of Trembling Aspen and Balsam Poplar. This layer covered >60% of the community and was 5-15 m tall. The understory was dense with European Buckthorn and Chokecherry (*Prunus virginiana*). The understory covered >60% of the community and was 1-5 m tall. The ground layer was abundant with European Buckthorn seedlings and Garlic

Mustard with a lesser amount of Chokecherry, Spotted Jewelweed, and Eastern Star Sedge (*Carex radiata*). The ground layer was less than 1 m tall and covered 35-60% of the forest floor.

Species Richness: 53

% Native: 76.9%

Native FQI: 23.56 (Moderate)

Reed-canary Grass Organic Meadow Marsh (MAM3-2)

This community was present along the stream east of the laneway. It had a sparse canopy of overhanging Silver Maple that covered 10% of the community and were 15-20 m tall. The sub-canopy was composed of mostly Common Elderberry, which covered about 10% of the community and were 2-4 m tall. The understory was dominated by Reed-canary Grass (*Phalaris arundinacea*) with a lesser amount of Spotted Joe Pye Weed (*Eutrochium maculatum*), Fox Sedge, and Spotted Jewelweed. The understory covered >60% of the community and was 1-2 m tall. The ground layer was composed of Rice Cutgrass (*Leersia oryzoides*), Water Speedwell (*Veronica anagallis-aquatica*), Watercress (*Nasturtium officinale*), and Stinging Nettle. The ground layer covered >60% of the community and it was less than 1 m tall.

Species Richness: 34

% Native: 88.2%

Native FQI: 21.18 (Moderate)

Silver Maple Organic Deciduous Swamp (SWD6-2)

This community surrounded the small stream east of the Subject Property. The canopy was dominated by Silver Maple, covering >60% of the community and was approximately 25 m high. The subcanopy was also dominated by Silver Maple, but there was also White Elm and Bitternut Hickory in small amounts. The subcanopy was less dense, covering approximately 20% of the community and was 10-25 m tall. The understory was composed of a combination of European Buckthorn with a lesser amount of Gray Dogwood, Silver Maple, and Nannyberry. The understory covered 35-60% of the community and was 1-10 m tall. The ground layer was dominated by Skunk Cabbage (*Symplocarpus foetidus*), Fen Crowfoot (*Ranunculus hispidus* var. *caricetorum*), Giant Goldenrod (*Solidago gigantea*), American Hogpeanut (*Amphicarpaea bracteata*), Spotted Jewelweed, and Dwarf Clearweed (*Pilea pumila*). The ground layer was dense, covering >60% of the swamp's floor.

Species Richness: 77

% Native: 88.2%

Native FQI: 31.28 (Moderate to High)

Poplar - Conifer Organic Mixed Swamp (SWM6-2)

This community was adjacent to Line 20. The canopy was dominated by Trembling Aspen, Balsam Poplar, and Eastern White Cedar (*Thuja occidentalis*). The canopy was approximately 12-15 m tall and

it covered about 60% of the community. The sub-canopy was abundant with Eastern White Cedar with a lesser amount of European Buckthorn, Black Walnut (*Juglans nigra*), Gray Dogwood (*Cornus racemosa*), and Red-osier Dogwood (*Cornus sericea*). The sub-canopy was 5-12 m tall and covered 35-60% of the community. The understory was made up of Common Elderberry (*Sambucus canadensis*) and Gray Dogwood, with a lesser amount of Red-osier Dogwood. The understory was dense, covering >60% of the community and was 1-5 m tall. The most abundant species in the ground layer were Skunk Cabbage, Spotted Jewelweed, Stinging Nettle (*Urtica dioica*), and various sedges (*Carex* spp.). The ground layer covered >60% of the community and was less than 1 m tall.

Species Richness: 51

% Native: 82.4%

Native FQI: 24.84 (Moderate)

Gray Dogwood Organic Thicket Swamp (SWT3-10)

This community had a sparse canopy (10-25% cover) composed of scattered Balsam Poplar, White Elm, and American Basswood (*Tilia americana*), which were 8-12 m tall. The subcanopy was composed of equal parts Gray Dogwood and Common Elderberry, with some European Buckthorn and Eastern White Cedar present. The sub-canopy was 2-8 m tall and covered 35-60% of the community. The understory was made up of taller herbaceous species, which were Panicked Aster (*Symphyotrichum lanceolatum*), Swamp Aster (*Symphyotrichum puniceum*), Spotted Jewelweed, Giant Goldenrod, Reed-canary Grass (*Phalaris arundinacea*), and Hairy Willowherb (*Epilobium hirsutum*). The understory was dense (>60% cover) and was 1-2 m tall. The ground layer had scattered Skunk Cabbage and Sensitive Fern (*Onoclea sensibilis*), which covered 25-35% of the community and were <1 m tall.

Species Richness: 57

% Native: 87.7%

Native FQI: 28.28 (Moderate)

5.4.3. Botanical Inventory

A total of 179 plant species were recorded, 2 of these were identified to genus only. Of the plant species documented:

- 132 (74.6%) are native, and 25.4 (%) species are non-native
- Two (2) are SAR
 - Black Ash (*Fraxinus nigra*), Threatened
 - Butternut (*Juglans cinerea*), Endangered
- Onje (1) is provincially rare (S1, S2, or S3)
 - Butternut, S2

A list of all plant species recorded is provided in **Appendix B**.

5.4.4. Incidental Wildlife

An additional seven (7) fauna species were recorded that were not directly surveyed for.

Seven species of wildlife were recorded during the field surveys.

Of these species:

- Three (3) were amphibians, three (3) were mammals, and one (1) was an insect
- One (1) was Species at Risk
 - Monarch (*Danaus plexippus*), Special Concern
- None were provincially rare

The full list of wildlife species is included in **Table 6** of **Appendix B**.

5.4.5. Woodland Delineation

The woodland delineation is shown in **Figure 4** of **Appendix A**.

5.5. Species at Risk

A list of Species at Risk (SAR) which could potentially occur in the Study Area was compiled based on the background review (**Table 7** in **Appendix C**). The SAR screening includes species which are listed under the provincial *Endangered Species Act* (ESA) (2007), and / or federal *Species at Risk Act* (SARA) (2002), plus species that have been assessed as SAR by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) but have not yet been listed.

Provincially Threatened and Endangered species that were recorded during the field surveys include:

- Black Ash (*Fraxinus nigra*), Threatened
- Butternut (*Juglans cinerea*), Endangered

Provincially Special Concern species that were recorded during the field surveys include:

- Wood Thrush (*Hylocichla mustelina*), Special Concern
- Barn Swallow (*Hirundo rustica*), Special Concern
- Eastern Wood-pewee (*Contopus virens*), Special Concern
- Monarch (*Danaus plexippus*), Special Concern

For the SAR identified during the background review and were not recorded during the field visits, there is moderate to high potential for nine (9) additional SAR to use habitat within the Study Area:

- Bank Swallow (*Riparia riparia*) Threatened (ESA) - The combination of cultivated land and stream on the adjacent property may provide suitable foraging habitat for Bank Swallow. There is also an exposed bluff due to a sand pit that may provide suitable nesting habitat.
- Red-headed Woodpecker (*Melanerpes erythrocephalus*) Endangered (ESA) - The deciduous forest present within the Study Area may provide suitable habitat for Red-headed Woodpecker.
- Little Brown Myotis (*Myotis lucifugus*) Endangered (ESA) - The woodlands within the Study Area provides suitable habitat for Little Brown Myotis. No surveys were conducted to confirm presence or absence and are therefore presumed present.
- Northern Myotis (*Myotis septentrionalis*) Endangered (ESA) - The woodlands within the Study Area provides suitable habitat for Northern Myotis. No surveys were conducted to confirm presence or absence and are therefore presumed present.
- Tri-coloured Bat (*Pipistrellus subflavus*) Endangered (ESA) - The woodlands within the Study Area provides suitable habitat for Tri-coloured Bat. No surveys were conducted to confirm presence or absence and are therefore presumed present.
- Hoary Bat (*Lasiurus cinereus*) Endangered (ESA) - The woodlands within the Study Area provides suitable habitat for Hoary Bat. No surveys were conducted to confirm presence or absence and are therefore presumed present.
- Silver-haired Bat (*Lasionycteris noctivagans*) Endangered (ESA) - The woodlands within the Study Area provides suitable habitat for Silver-haired Bat. No surveys were conducted to confirm presence or absence and are therefore presumed present.
- Eastern Red Bat (*Lasiurus borealis*) Endangered (ESA) - The woodlands within the Study Area provides suitable habitat for Eastern Red Bat. No surveys were conducted to confirm presence or absence and are therefore presumed present.
- Snapping Turtle (*Chelydra serpentina*) Special Concern (ESA) - The stream and surrounding wetland provides suitable habitat.

The SAR screening table (**Table 7**) is attached in **Appendix C**.

5.6. Significant Wildlife Habitat

Significant Wildlife Habitat (SWH) in the Study Area was assessed using the SWH Criteria Schedules for Ecoregion 6E (MNR, 2015) as well as the SWH Technical Guide (MNR, 2000) and the Natural Heritage Reference Manual, Second Edition (MNR, 2010). Indicator species, ecosites and other characteristics of candidate SWH were reviewed. Where candidate SWH was identified, the criteria to confirm SWH were applied based on the features observed in the Study Area. The SWH assessment table is attached as **Table 8** in **Appendix D**.

A precautionary principle has been applied to the assessment of SWH. If specific surveys were not conducted but were required for confirming candidate natural heritage features as SWH, these features will then be assumed as SWH.

There are four (4) confirmed or assumed confirmed and there are three (3) candidate types of SWH present in the Study Area.

Seasonal Concentration Areas of Animals

Seasonal concentration areas of animals are habitats where certain animals congregate in large numbers during certain times of year or undergo certain life processes such as breeding, foraging or overwintering (MNRF, 2015).

- Bat Maternity Colonies (Assumed Confirmed): The woodland present within the Study Area is assumed to contain bat habitat trees suitable for bat maternity colonies.
- Reptile Hibernaculum (Candidate): No rock piles observed, but there may be suitable habitat in the swamp thicket community. No snake species were observed during field surveys.

Specialized Wildlife Habitat

Specialized habitat for wildlife includes large areas of suitable habitat for rare or sensitive species (MNRF, 2015).

- Amphibian Breeding Habitat (Woodland) (Assumed Confirmed): No dedicated amphibian surveys were conducted, but there is suitable habitat and three frog species were incidentally recorded. Therefore, the woodlands are treated as confirmed SWH.
- Turtle Nesting Areas (Candidate): Wetland communities are present in the Study Area. There is a sand pit within the Study Area that may provide suitable nesting habitat.

Habitat for Species of Conservation Concern

Habitat for species of conservation concern includes species that are Special Concern or rare, that are declining, or are featured species (MNRF, 2015).

- Special Concern and Rare Wildlife Species (Confirmed): Special Concern species were: Eastern Wood-pewee, Wood Thrush, and Monarch.

Rare Vegetation Communities

Rare vegetation communities are significant because they can contain rare species or species which depend on unique or specialized habitats (MNRF, 2015).

- None Present

Animal Movement Corridors

Animal movement corridors allow species to travel between habitats. They are important to maintain genetic diversity and support migration (MNRF, 2015).

- Amphibian Movement Corridors (Candidate): Corridors may be present within and between the vegetation communities within the Study Area, particularly within the woodland/wetland complex on the eastern portion of the study area.

6. Preliminary Constraints and Recommendations

6.1. Natural Heritage and Regulatory Constraints

Based on existing conditions, and policy review and assessment, as described, the following summary of natural heritage and regulatory constraints are provided below.

- Significant Woodlands - The woodlands on the adjacent land to the east is designated as 'Natural Environment by the significant by the County of Perth Official Plan, Schedule B. The woodland also meets the criteria to be Significant, as per *Perth Natural Heritage Study: 2019 Update Report based on 2015 Aerial Photography* (UTRCA 2019).
- Significant Wetlands - The wetland east of the Subject Property is Provincially Significant.
- UTRCA Regulated Area - The wetland in the adjacent property to the east of the subject property is designated as UTRCA regulated area, as per their mapping.
- Significant Wildlife Habitat - The woodland and wetland in the southeast and east of the Subject Property are confirmed and candidate for 6 different types of SWH.
- Species at Risk - Butternut and Black Ash are present within the woodland and wetlands to the east of the proposed development. The woodlands and wetlands also provide suitable habitat for six SAR bats.

7. Description of Proposed Development

The development proposal consists of a single detached dwelling and associated driveway (**Figure 1a**). The development is proposed to be entirely on existing agricultural land. The driveway is proposed to connect to an existing laneway. The driveway and existing laneway are not proposed to be paved and will be gravel.

8. Impact Assessment and Recommended Mitigation

Short-term and long-term, direct, and indirect impacts to natural areas may occur due to the proposed development. The implementation of proper mitigation measures during and post-

construction will help to reduce these impacts. A summary of the potential impacts and recommended mitigation measures are discussed below.

8.1. Provincially Significant Wetland

8.1.1. Impact Assessment

Impacts to the provincially significant wetland during construction are:

- Erosion of soil piles may increase soil runoff entering the wetlands during construction.
- Oil or gas spills or leaks during refuelling or storage of machinery.
- Construction lighting that is directed towards the wetland would cause a disturbance that could impact the behaviour of some animal species.

Impacts to the provincially significant wetland post construction are:

- Slightly increased surface runoff due to slight increase in area covered by impervious surfaces (e.g., roof, paved surfaces, compacted soils)
- Use of fertilizers can result in nutrients entering the wetland, which may result in a change of its species composition.
- Use of road salts can result in an increase in water salinity in the wetland, which may result in a change of its species composition.
- Installation of outdoor lighting that is directed towards the wetland would cause a disturbance that could impact the behaviour of some animal species.

8.1.2. Recommended Mitigation

Recommended mitigation measures during development are to:

- Ensure there is no construction or disturbance within the 30 m buffer from the mapped wetland.
- Refuelling and storage of construction machinery is located at least 30 m from the limit of the wetland.
- Proper soil erosion measures are to be properly implemented during construction (e.g., silt fencing, silt sock, etc.)
- Point all outdoor construction lighting away from the wetland. It is recommended that outdoor lighting be turned off in the evenings.

Recommended post construction mitigation measures are to:

- Maintain a 30 m buffer from the PSW. This includes to not mow or do any type of maintenance within the buffer and to allow the buffer to grow naturally. The buffer is already primarily a

natural community (Cultural Meadow) and therefore no supplemental planting or seeding is recommended.

- Use timers or motion detectors on any permanent outdoor lighting.
- Minimize or eliminate the use of fertilizers on manicured areas around the new development.
- Minimize or eliminate the use of de-icing salt.

8.2. Migratory Bird Nesting Habitat

8.2.1. Impact Assessment

Minimal impact to migratory bird nesting is predicted as a result of the proposed development. There is no suitable habitat for nesting in the footprint of the development. However, migratory birds nesting in adjacent lands could be disturbed due to noise, lighting, vibration from the development, and predation by pets during occupancy of the house.

8.2.2. Recommended Mitigation

Recommended mitigation measures before development are to:

- That hay is not planted in the area proposed for development, thereby reducing the potential for birds to attempt to nest in the area proposed for development.

Recommended mitigation measures during development are to:

- Any clearing of vegetation should be conducted outside of the active bird nesting season (generally outside of April 1 - August 31), this would include cropland. Where this is not possible, a qualified avian biologist should search the area to be cleared / graded within 48 hours of these activities as a due diligence measure to demonstrate compliance with the MBCA.
- Point all outdoor lighting away from all natural features (i.e., woodlands, wetlands, cultural meadows). It is recommended that outdoor lighting be turned off in the evenings.

Recommended post construction mitigation measures are to:

- Use timers or motion detectors on any permanent outdoor lighting.
- Avoid letting pets roam free throughout the wetland and woodland, particularly cats, which are known to prey on birds and have a significant impact on bird populations.

8.3. Species at Risk (Threatened and Endangered)

8.3.1. Impact Assessment and Mitigation

There are two species that are Threatened or Endangered within the Study Area, Butternut and Black Ash (**Figure 3a** & **Figure 3b**). No impacts to the recorded individuals are to be anticipated as the

proposed development is approximately 100 m away from the nearest Butternut and 40 m away from the edge of Black Ash habitat.

There is also a high chance of six endangered bat species to be present in the eastern woodlands as the woodland provides suitable habitat for these species.

Potential impacts to SAR habitat during and post construction are:

- Noise, vibration, and light may cause disturbances that would stop SAR bats from using the woodland and wetlands on adjacent lands.

8.3.2. Recommended Mitigation

Recommended mitigations for Butternut and Black Ash are to provide them a 25 m buffer from Butternut individuals and 30 m buffer from Black Ash habitat.

Recommended mitigation for the six bat species are:

- Provide a minimum 10 m buffer to all woodlands,
- Direct all outdoor lighting, pre and post construction away from the woodlands and preferably have them on motion sensors or timers.

8.4. Significant Woodlands

8.4.1. Impact Assessment and Mitigation

Potential impacts to significant woodlands are:

- Heavy machinery causing wounds and broken limbs from direct contact and root damage from soil compaction.

8.4.2. Recommended Mitigation

Recommended mitigation during all phases of development are:

- Provide a 10 m buffer from the woodland's dripline.
- The 10 m buffer must remain free from heavy machinery and the storage of other equipment and fuel.

8.5. Significant Wildlife Habitat

8.5.1. Impact Assessment and Mitigation

There are three confirmed and three candidate SWH types identified within the Study Area (**Section 5.6**). A 10 m buffer is recommended to all identified SWH. The potential impacts and additional specific recommended mitigations are discussed in **Table 2**.

Table 2. Potential impacts and recommended mitigation for identified Significant Wildlife Habitat.

Identified Significant Wildlife Habitat	Potential Impacts	Additional Recommended Mitigations ¹
Bat Maternity Colonies	<ul style="list-style-type: none"> Noise, vibration and lighting during and post construction. 	<ul style="list-style-type: none"> Point all outdoor lighting away from all natural features. Outdoor lighting should be on timers or motion detectors
Reptile Hibernaculum	<ul style="list-style-type: none"> No impact, no removal of any potential hibernaculum habitat proposed. 	<ul style="list-style-type: none"> None
Amphibian Breeding Habitat (Woodlands)	<ul style="list-style-type: none"> Increase in soil and salt runoff during and post construction 	<ul style="list-style-type: none"> Proper soil erosion measures are to be properly implemented during construction Limit the use of road salts in the winter
Turtle Nesting Areas	<ul style="list-style-type: none"> No impacts predicted 	<ul style="list-style-type: none"> None
Special Concern and Rare Wildlife Species	<ul style="list-style-type: none"> Noise, vibration and lighting during and post construction. 	<ul style="list-style-type: none"> Outdoor lighting should be on timers or motion detectors
Amphibian Movement Corridors	<ul style="list-style-type: none"> No impacts predicted. No removal of habitat between natural features is proposed. 	<ul style="list-style-type: none"> None

1. a 10 m buffer is recommended to all identified SWH

8.6. Assessment of Cumulative Impacts

Overall, the construction of a single detached dwelling and associated driveway will provide marginal additional impacts that are mostly already present due to current agricultural use on the subject property and adjacent lands. However, this is only true for the current development. If more houses or other structures were to be constructed in areas surrounding these significant natural features then their impacts would compound, which could lead to a much larger magnitude of disturbance and cumulative impacts that could constitute a negative impact. Some of these cumulative impacts would be increased impervious surfaces, resulting in an increase in stormwater runoff, an increase in salinity due to road salts, increased foot traffic, increased access of domestic animals, and increased light pollution.

8.7. Recommended Buffer Width and Management

Based on the existing conditions, known features and sensitivities, and following a precautionary approach for candidate features, the following setback widths are recommended from the natural features.

- Provincially Significant Wetland - a 30 m buffer from the mapped wetland is recommended.
- Significant Wildlife Habitat (candidate) - a 10 m buffer to all areas designated as SWH.
- Significant Woodland (as mapped in the County of Perth Official Plan (2024)) - a 10 m buffer from the dripline of the woodland.

These setbacks are shown as part of the preliminary constraints mapping in **Figure 4** to inform the buffer distance from new buildings and any amenity space. The areas within the setbacks currently contain natural vegetation communities, agricultural crops (i.e., wheat), and an existing gravel laneway. Areas within the buffers should remain in the use that they currently are and any maintenance within them should only be limited to agricultural activities. Any area within the buffers that is currently a natural vegetation community should stay as such. Any activities within the buffer should only be to expand the natural vegetation communities already present.

9. Policy Conformity

A summary of the policies discussed in **Section 3** are discussed in **Table 3**.

Table 3. Summary of relevant policies, mitigation efforts, assessment of impact.

Policy	Summary	Conformity
Migratory Birds Convention Act (1994)	Protects migratory bird species, included their nests and eggs.	Yes - No vegetation removal from within natural areas is proposed. Development is to occur within a tilled agricultural field, and therefore no vegetation removal will be undertaken. However, there are some ground-nesting bird species that can nest in old agricultural fields (e.g., Killdeer and Horned Larks). If development is to begin during the active bird breeding season (between April 1 and August 31), a bird nest sweep by a qualified biologist would be recommended to mitigate contravening the MBCA. A visual deterrent can be used to prevent birds from nesting in the proposed development footprint. Nests are protected at any time, including outside of the active season. If a nest is

Policy	Summary	Conformity
		found, the nest must be retained and protected with a buffer.
Species at Risk Act (2002)	Protects all listed SAR on federal lands, aquatic species, and MBCA listed SAR species.	Yes - Development does not occur on federal lands, there are no aquatic SAR species and no MBCA listed SAR species observed.
Endangered Species Act (2002)	There is a high probability that there the treed vegetation communities are Endangered bat species' habitat. There are Butternut and Black Ash present within the treed communities as well.	Yes - A buffer of 10 m to woodlands that contribute to Endangered and Threatened species habitat will be applied. A buffer of 25 m from Butternuts and 30 m from Black Ash habitat will be followed. The agricultural field will not be planted with crops (i.e. hay) that could make it potential SAR grassland bird habitat until post development.
Provincial Planning Statement (2024)	Development or site alteration is not permitted within Significant Wetlands and SWH unless it has been demonstrated that there will be no negative impacts (as defined by the PPS) on the natural features or their ecological functions.	Yes - A buffer of 30 m to Significant Wetlands and buffer of 10 m to SWH will be applied.
Conservation Authorities Act (1990)	Under O. Reg 41/24, any development or site alteration within a regulated area requires a permit from the local conservation authority. The regulated area limit ('regulation limit') is a 30 m setback from regulated wetlands.	Possible Permit Required - As the current proposed development will require access through UTRCA regulated area, (existing laneway) a permit may be required.
County of Perth Official Plan (2024)	Sets policies for informing EIS requirements and development within and adjacent to natural heritage features.	Yes - Since the proposed development is within adjacent lands (120 m from mapped natural features) an EIS following an approved TOR was conducted. A buffer of 10-30 m to natural features will be applied which is predicted to result in no negative impacts to mapped natural features.
Tree Cutting and Forest Conservation (By-law No. 3557-2016)	The by-law prohibits any person from destroying or injuring any living tree located in a woodland or woodlot within the county, except as provided in the By-law.	Yes - No trees are proposed for removal.

Policy	Summary	Conformity
The Corporation of the Township Perth South Zoning By-law No. 4.	Regulates the use of land and the character, erection, location and use of buildings and structure. In addition, it prohibits certain buildings, structures and uses in various defined areas.	Yes (pending EIS approval) – The development is proposed in land zoned as AL1. An approved EIS is required to erect a single detached dwelling within areas zoned as AL1.

10. Summary of Recommendations

It is recommended that the mitigation measures described in **Section 8** be incorporated into the site plan and/or implemented during construction, and/or post construction, as appropriate. A summary of these recommendations is provided in **Table 4**, below.

Table 4. Summary of recommended mitigation measures

Item	Recommendation
1.	A minimum 30 m buffer to be applied to Provincially Significant Woodland.
2.	A minimum 10 m buffer to be applied to all Significant Wildlife Habitat
3.	A minimum 10 m buffer to be applied to the Significant Woodland
4.	The lighting design should use directional lighting that is directed away from all natural features, during and post-construction. It is also recommended that any permanent outdoor lighting be motion activated or to be on timers.
5.	The Contract Administrator should be aware of Species at Risk and other wildlife that may enter the construction site and have a plan on how to handle Species at Risk and other wildlife encounters.
6.	A spills management plan should be developed and implemented during construction. This includes ensuring that storage of machinery and refuelling of equipment is located at least 30 m from the wetland.
7.	Construction is recommended to follow the Clean Equipment Protocol (Halloran <i>et al.</i> , 2016) to ensure machinery does not bring in soil that contains seeds of invasive plant species.
8.	Construction is recommended to occur outside of the active bird breeding window (i.e., outside of April 1 - August 31) to minimize the potential of contravention of the <i>Migratory Birds Convention Act</i> and its Regulations. If construction must occur within the active bird season (between April 1 and August 31) and vegetation is to be removed, a qualified avian biologist shall conduct a due diligence nest search within 48 hours of construction and document the results of the search in a memo. If a protected nest or nesting activity is encountered, a protective buffer will be identified of sufficient size and duration to protect the nesting birds.
9.	Appropriate erosion control measures should be implemented during construction. This could include the use of erosion fencing, silt socks, or similar mitigation measures.

Item	Recommendation
10.	It is recommended that the use of fertilizer and road salts be minimized or eliminated on all manicured and impervious surfaces.

11. Conclusion

There is a Provincially Significant Wetland, a Significant Woodland, and six identified Significant Wildlife Habitat within the Study Area that require protection. It is important that these features are adequately protected, and that development will result in no negative impact to them. It is in our opinion that there will be no negative impact due to the proposed development if all recommendations are followed during and post-construction. The development of the house is entirely within an existing agricultural field, greater than 30 m from all natural heritage features and areas, and no natural vegetation is proposed for removal. Appropriate buffers from the natural areas will ensure that there will be no negative impacts during or post-construction. It is important that any contractors onsite are observant for Species at Risk and for potential breeding birds in order to avoid potential contravention of the *Endangered Species Act*, or the *Migratory Birds Convention Act*.

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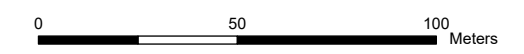
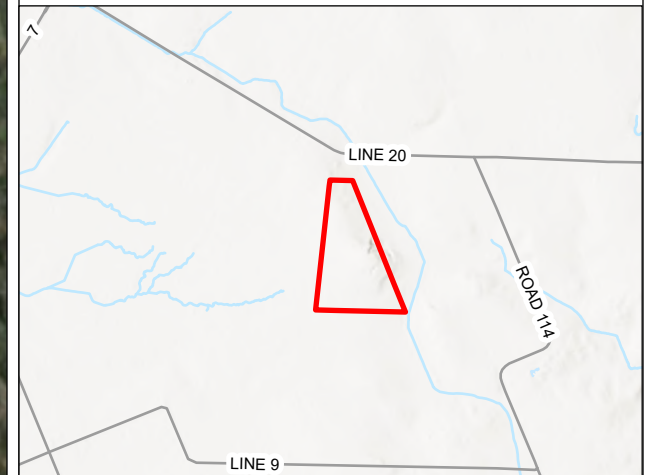
APPENDIX A | Figures



Figure 1a | Subject Property
3749 Line 20 Perth South

Legend

- Subject Property
- Buffers**
- Proposed Development Buffer (120m)
- Existing Laneway Buffer (120m)
- Site Plan**
- Existing Laneway
- Proposed Building
- Proposed Driveway
- Proposed Manicured Area



Project Number 25-1504	Date: 2025-10-01	N ▲
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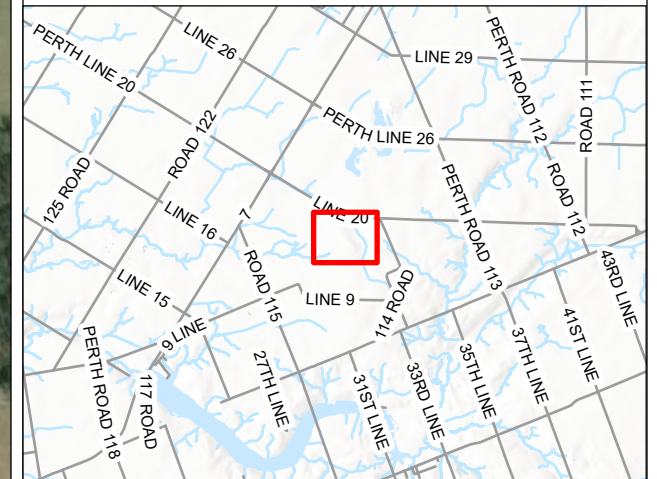




Figure 1b | Subject Property
3749 Line 20 Perth South

Legend

- Subject Property
- Buffers**
- Proposed Development Buffer (120m)
- Existing Laneway Buffer (120m)
- Site Plan**
- Existing Laneway
- Proposed Building
- Proposed Driveway
- Proposed Manicured Area



0 100 200 300 Meters

Project Number
25-1504

Date:
2025-10-01



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**Figure 2 | Upper Thames Region
Conservation Authority Regulated Area**
3749 Line 20 Perth South



Legend

- Subject Property
- UTRCA Regulation Limit (2024-05-01)

Site Plan

- Existing Laneway
- Proposed Building
- Proposed Driveway
- Proposed Manicured Area



Project Number
25-1504

Date:
2025-10-01



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Figure 3a | ELC, Survey Locations, Significant Species
3749 Line 20 Perth South



Legend

- Subject Property
- Wetlands (PSW)
- Wetland Buffer (10m, 30m)
- ELC
- Breeding Bird Survey
- ▲ **Area Sensitive Species**
- American Redstart
- Hairy Woodpecker
- Least Flycatcher
- Veery
- Yellow-bellied Sapsucker

★ **SAR**

- Black Ash
- Butternut
- Eastern Wood-pewee
- Monarch
- Wood Thrush

Site Plan

- Existing Laneway
- Proposed Building
- Proposed Driveway
- Proposed Manicured Area



Project Number
25-1504

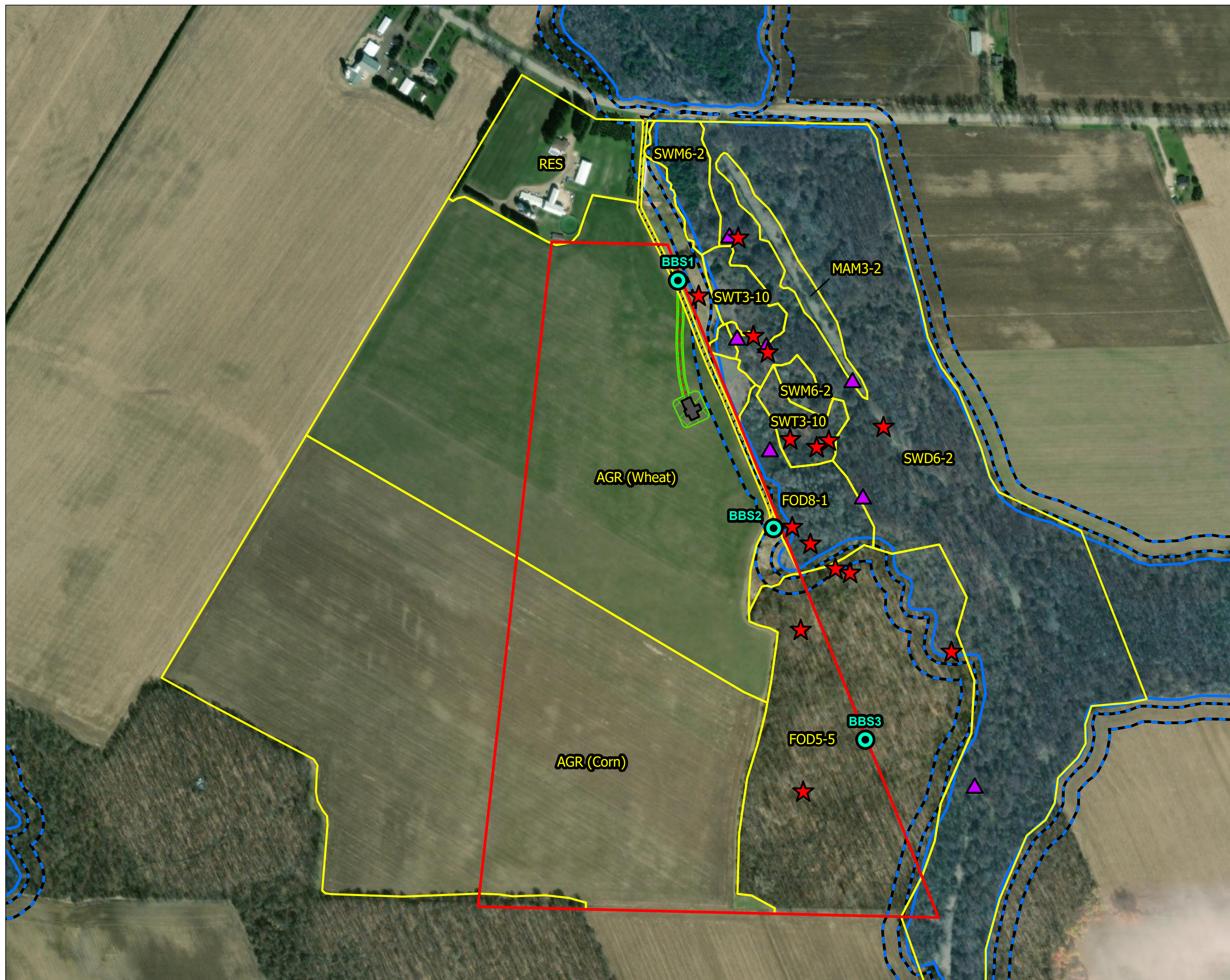
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Figure 3b | ELC, Survey Locations, Significant Species
3749 Line 20 Perth South



Legend

- Subject Property
- Wetlands (PSW)
- Wetland Buffer (10m, 30m)
- ELC
- Breeding Bird Survey
- ▲ Area Sensitive Species
 - American Redstart
 - Hairy Woodpecker
 - Least Flycatcher
 - Veery
 - Yellow-bellied Sapsucker
- ★ SAR
 - Black Ash
 - Butternut
 - Eastern Wood-pewee
 - Monarch
 - Wood Thrush

Site Plan

- Existing Laneway
- Proposed Building
- Proposed Driveway
- Proposed Manicured Area



Project Number 25-1504	Date: 2025-10-01	N ▲
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Figure 4 | Proposed Development and Preliminary Constraints
3749 Line 20 Perth South



Legend

- Subject Property
- Wetlands (PSW)
- Woodlands
- Significant Wildlife Habitat (SWH)

Buffers

- Wetland Buffer (30m)
- Woodland Buffer (10m)
- SWH Buffer (10m)

Site Plan

- Existing Laneway
- Proposed Building
- Proposed Driveway
- Proposed Manicured Area



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Figure 5. 1954 aerial image of the subject property. Approximate property boundary is outlined in red.

APPENDIX B | Wildlife Species

Table 5. Flora List

Family	Scientific Name	Common Name	G Rank	S Rank	SARA	SARO	COSEWIC	Native Status	CC	Vegetation Communities						
										CUM1-1	FOD5-5	FOD8-1	MAM3-2	SWD6-2	SWM6-2	SWT3-10
Amaryllidaceae	<i>Allium tricoccum</i> var. <i>tricoccum</i>	Wild Leek	G5	S4				Native	7		X					
Anacardiaceae	<i>Toxicodendron radicans</i> var. <i>radicans</i>	Eastern Poison Ivy	G5T5	S5				Native	2		X	X		X		
Apiaceae	<i>Cicuta maculata</i>	Spotted Water-hemlock	G5	S5				Native	6						X	
Apiaceae	<i>Cryptotaenia canadensis</i>	Canada Honewort	G5	S5				Native	5		X		X	X		
Apiaceae	<i>Daucus carota</i>	Wild Carrot	GNR	SNA				Non-Native		X						
Apocynaceae	<i>Asclepias syriaca</i>	Common Milkweed	G5	S5				Native	0	X						
Araceae	<i>Arisaema triphyllum</i>	Jack-in-the-pulpit	G5	S5				Native	5		X	X		X		
Araceae	<i>Symplocarpus foetidus</i>	Eastern Skunk Cabbage	G5	S5				Native	7		X	X	X	X	X	X
Asparagaceae	<i>Maianthemum stellatum</i>	Star-flowered False Solomon's Seal	G5	S5				Native	6		X	X			X	
Asphodelaceae	<i>Hemerocallis fulva</i>	Orange Daylily	GNA	SNA				Non-Native		X						
Asteraceae	<i>Achillea millefolium</i>	Common Yarrow	G5	SNA				Non-Native		X					X	
Asteraceae	<i>Ambrosia artemisiifolia</i>	Common Ragweed	G5	S5				Native	0	X						
Asteraceae	<i>Arctium minus</i>	Common Burdock	GNR	SNA				Non-Native		X						
Asteraceae	<i>Bidens frondosa</i>	Devil's Beggarticks	G5	S5				Native	3				X	X		
Asteraceae	<i>Cirsium arvense</i>	Canada Thistle	G5	SNA				Non-Native		X				X		X
Asteraceae	<i>Cirsium vulgare</i>	Bull Thistle	GNR	SNA				Non-Native		X						
Asteraceae	<i>Erigeron annuus</i>	Annual Fleabane	G5	S5				Native	0	X						
Asteraceae	<i>Erigeron philadelphicus</i> var. <i>philadelphicus</i>	Philadelphia Fleabane	G5T5	S5				Native	1	X	X					
Asteraceae	<i>Eupatorium perfoliatum</i>	Common Boneset	G5	S5				Native	2					X		
Asteraceae	<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	G5	S5				Native	2	X				X	X	
Asteraceae	<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	G5	S5				Native	3	X			X	X	X	X
Asteraceae	<i>Solidago altissima</i>	Tall Goldenrod	G5	S5				Native	1	X		X				X
Asteraceae	<i>Solidago caesia</i>	Blue-stemmed Goldenrod	G5	S5				Native	5		X	X				
Asteraceae	<i>Solidago flexicaulis</i>	Zigzag Goldenrod	G5	S5				Native	6			X				
Asteraceae	<i>Solidago gigantea</i>	Giant Goldenrod	G5	S5				Native	4			X	X	X	X	X
Asteraceae	<i>Solidago patula</i>	Spreading Goldenrod	G5	S4				Native	8					X	X	X
Asteraceae	<i>Sonchus arvensis</i>	Field Sow-thistle	GNR	SNA				Non-Native		X						
Asteraceae	<i>Symphotrichum lanceolatum</i>	Panicked Aster	G5	S5				Native	3				X	X	X	X
Asteraceae	<i>Symphotrichum lateriflorum</i>	Calico Aster	G5	S5				Native	3	X						
Asteraceae	<i>Symphotrichum novae-angliae</i>	New England Aster	G5	S5				Native	2	X						
Asteraceae	<i>Symphotrichum puniceum</i>	Purple-stemmed Aster	G5	S5				Native	6				X	X	X	X
Asteraceae	<i>Taraxacum officinale</i>	Common Dandelion	G5	SNA				Non-Native		X	X	X				
Asteraceae	<i>Tussilago farfara</i>	Coltsfoot	GNR	SNA				Non-Native		X						X
Athyriaceae	<i>Athyrium filix-femina</i> var. <i>angustum</i>	Northeastern Lady Fern	G5T5	S5				Native	4		X			X		
Balsaminaceae	<i>Impatiens capensis</i>	Spotted Jewelweed	G5	S5				Native	4		X		X	X	X	X
Berberidaceae	<i>Caulophyllum giganteum</i>	Giant Blue Cohosh	G4G5	S5				Native	5		X					
Berberidaceae	<i>Podophyllum peltatum</i>	May-apple	G5	S5				Native	5		X					
Betulaceae	<i>Ostrya virginiana</i>	Eastern Hop-hornbeam	G5	S5				Native	4		X					

Family	Scientific Name	Common Name	G Rank	S Rank	SARA	SARO	COSEWIC	Native Status	CC	Vegetation Communities						
										CUM1-1	FOD5-5	FOD8-1	MAM3-2	SWD6-2	SWM6-2	SWT3-10
Brassicaceae	<i>Alliaria petiolata</i>	Garlic Mustard	GNR	SNA				Non-Native			X	X		X	X	
Brassicaceae	<i>Barbarea vulgaris</i>	Bitter Wintercress	GNR	SNA				Non-Native		X						
Brassicaceae	<i>Nasturtium officinale</i>	Watercress	GNR	SNA				Non-Native				X				
Campanulaceae	<i>Lobelia inflata</i>	Indian-tobacco	G5	S5				Native	3			X				
Campanulaceae	<i>Lobelia siphilitica</i>	Great Blue Lobelia	G5	S5				Native	6	X		X			X	
Caprifoliaceae	<i>Dipsacus fullonum</i>	Common Teasel	GNR	SNA				Non-Native		X						
Caryophyllaceae	<i>Stellaria graminea</i>	Grass-leaved Starwort	GNR	SNA				Non-Native		X						
Celastraceae	<i>Celastrus scandens</i>	Climbing Bittersweet	G5	S5				Native	3			X				
Cornaceae	<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	G5	S5				Native	6		X	X				
Cornaceae	<i>Cornus racemosa</i>	Grey Dogwood	G5	S5				Native	2			X	X	X	X	X
Cornaceae	<i>Cornus sericea</i>	Red-osier Dogwood	G5	S5				Native	2			X	X	X	X	X
Cucurbitaceae	<i>Echinocystis lobata</i>	Wild Cucumber	G5	S5				Native	3			X	X	X	X	X
Cupressaceae	<i>Thuja occidentalis</i>	Eastern White Cedar	G5	S5				Native	4					X	X	X
Cyperaceae	<i>Carex cristatella</i>	Crested Sedge	G5	S5				Native	3			X	X			X
Cyperaceae	<i>Carex deweyana</i>	Dewey's Sedge	G5	S5				Native	6		X					
Cyperaceae	<i>Carex flava</i>	Yellow Sedge	G5	S5				Native	5							X
Cyperaceae	<i>Carex gracillima</i>	Graceful Sedge	G5	S5				Native	4		X	X				X
Cyperaceae	<i>Carex granularis</i>	Limestone Meadow Sedge	G5	S5				Native	3	X						
Cyperaceae	<i>Carex hystericina</i>	Porcupine Sedge	G5	S5				Native	5							X
Cyperaceae	<i>Carex intumescens</i>	Bladder Sedge	G5	S5				Native	6			X				
Cyperaceae	<i>Carex lacustris</i>	Lake Sedge	G5	S5				Native	5			X	X			X
Cyperaceae	<i>Carex laxiflora</i>	Loose-flowered Sedge	G5	S5				Native	5		X					
Cyperaceae	<i>Carex radiata</i>	Eastern Star Sedge	G5	S5				Native	4		X	X		X		X
Cyperaceae	<i>Carex retrorsa</i>	Retorse Sedge	G5	S5				Native	5			X	X			
Cyperaceae	<i>Carex stipata</i>	Awl-fruited Sedge	G5	S5				Native	3			X	X			X
Cyperaceae	<i>Carex stricta</i>	Tussock Sedge	G5	S5				Native	4				X	X		X
Cyperaceae	<i>Carex tenera</i>	Tender Sedge	G5	S5				Native	4				X			
Cyperaceae	<i>Carex vulpinoidea</i>	Fox Sedge	G5	S5				Native	3	X			X	X		X
Cyperaceae	<i>Schoenoplectus tabernaemontani</i>	Soft-stemmed Bulrush	G5	S5				Native	5							X
Cyperaceae	<i>Scirpus atrovirens</i>	Dark-green Bulrush	G5	S5				Native	3	X		X		X	X	X
Dryopteridaceae	<i>Dryopteris carthusiana</i>	Spinulose Wood Fern	G5	S5				Native	5		X			X		
Dryopteridaceae	<i>Dryopteris clintoniana</i>	Clinton's Wood Fern	G5	S4				Native	7					X	X	X
Dryopteridaceae	<i>Dryopteris cristata</i>	Crested Wood Fern	G5	S5				Native	7					X		X
Dryopteridaceae	<i>Polystichum acrostichoides</i>	Christmas Fern	G5	S5				Native	5		X					
Equisetaceae	<i>Equisetum arvense</i>	Field Horsetail	G5	S5				Native	0	X				X		
Fabaceae	<i>Amphicarpaea bracteata</i>	American Hog-peanut	G5	S5				Native	4					X		X
Fabaceae	<i>Apios americana</i>	American Groundnut	G5	S5				Native	6							X
Fabaceae	<i>Medicago lupulina</i>	Black Medick	GNR	SNA				Non-Native		X						
Fabaceae	<i>Medicago sativa</i>	Alfalfa	GNR	SNA				Non-Native		X						
Fabaceae	<i>Melilotus albus</i>	White Sweet-clover	G5	SNA				Non-Native		X						
Fabaceae	<i>Melilotus officinalis</i>	Yellow Sweet-clover	GNR	SNA				Non-Native		X						
Fabaceae	<i>Trifolium hybridum</i>	Alsike Clover	GNR	SNA				Non-Native		X		X				
Fabaceae	<i>Trifolium pratense</i>	Red Clover	GNR	SNA				Non-Native		X						
Fabaceae	<i>Trifolium repens</i>	White Clover	GNR	SNA				Non-Native		X						

Family	Scientific Name	Common Name	G Rank	S Rank	SARA	SARO	COSEWIC	Native Status	CC	Vegetation Communities						
										CUM1-1	FOD5-5	FOD8-1	MAM3-2	SWD6-2	SWM6-2	SWT3-10
Fabaceae	<i>Vicia cracca</i>	Tufted Vetch	GNR	SNA				Non-Native		X					X	
Fagaceae	<i>Fagus grandifolia</i>	American Beech	G5	S4				Native	6		X					
Fagaceae	<i>Quercus macrocarpa</i>	Bur Oak	G5	S5				Native	5					X		
Geraniaceae	<i>Geranium robertianum</i>	Herb-Robert	G5	S5				Native	2			X		X		
Grossulariaceae	<i>Ribes americanum</i>	American Black Currant	G5	S5				Native	4					X		
Grossulariaceae	<i>Ribes cynosbati</i>	Eastern Prickly Gooseberry	G5	S5				Native	4		X					
Hydrophyllaceae	<i>Hydrophyllum virginianum</i>	Virginia Waterleaf	G5	S5				Native	6		X					
Iridaceae	<i>Iris versicolor</i>	Harlequin Blue Flag	G5	S5				Native	5					X		
Iridaceae	<i>Sisyrinchium montanum</i>	Strict Blue-eyed-grass	G5	S5				Native	4	X						
Juglandaceae	<i>Carya cordiformis</i>	Bitternut Hickory	G5	S5				Native	6		X	X		X		
Juglandaceae	<i>Juglans cinerea</i>	Butternut	G3	S2?	END	END	END	Native	6			X				
Juglandaceae	<i>Juglans nigra</i>	Black Walnut	G5	S4?				Native	5						X	
Juncaceae	<i>Juncus effusus</i>	Soft Rush	G5	S5				Native	4	X			X		X	X
Juncaceae	<i>Juncus tenuis</i>	Path Rush	GNR	S5				Native	0	X						
Lamiaceae	<i>Glechoma hederacea</i>	Ground-ivy	GNR	SNA				Non-Native		X						
Lamiaceae	<i>Prunella vulgaris</i>	Common Self-heal	G5	S5				Native	0	X		X				
Liliaceae	<i>Erythronium americanum</i>	Yellow Trout-lily	G5	S5				Native	5		X					
Liliaceae	<i>Lilium michiganense</i>	Michigan Lily	G5	S4				Native	7							X
Malvaceae	<i>Tilia americana</i>	Basswood	G5	S5				Native	4							X
Oleaceae	<i>Fraxinus nigra</i>	Black Ash	G5	S4		END	THR	Native	7		X	X		X		
Oleaceae	<i>Fraxinus pennsylvanica</i>	Red Ash	G4	S4				Native	3		X	X		X	X	X
Onagraceae	<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	G5	S5				Native	2		X	X		X	X	
Onagraceae	<i>Epilobium coloratum</i>	Purple-veined Willowherb	G5	S5				Native	3				X	X		
Onagraceae	<i>Epilobium hirsutum</i>	Hairy Willowherb	GNR	SNA				Non-Native								X
Onocleaceae	<i>Matteuccia struthiopteris</i>	Ostrich Fern	G5	S5				Native	5		X					
Onocleaceae	<i>Onoclea sensibilis</i>	Sensitive Fern	G5	S5				Native	4		X	X			X	X
Orchidaceae	<i>Epipactis helleborine</i>	Broad-leaved Helleborine	GNR	SNA				Non-Native			X					
Pinaceae	<i>Picea abies</i>	Norway Spruce	G5	SNA				Non-Native							X	
Plantaginaceae	<i>Chelone glabra</i>	White Turtlehead	G5	S5				Native	7				X	X	X	X
Plantaginaceae	<i>Plantago lanceolata</i>	English Plantain	G5	SNA				Non-Native		X						
Plantaginaceae	<i>Plantago major</i>	Common Plantain	G5	SNA				Non-Native		X		X				
Plantaginaceae	<i>Plantago rugelii</i>	Rugel's Plantain	G5	S5				Native	1		X					
Plantaginaceae	<i>Veronica anagallis-aquatica</i>	Water Speedwell	GNR	SNA				Non-Native				X				
Poaceae	<i>Agrostis stolonifera</i>	Creeping Bentgrass	G5	SNA				Non-Native		X						
Poaceae	<i>Bromus inermis</i>	Smooth Brome	G5T5	SNA				Non-Native		X		X				X
Poaceae	<i>Calamagrostis canadensis</i>	Bluejoint Reedgrass	G5	S5				Native	4				X		X	X
Poaceae	<i>Cinna sp.</i>							Native						X		
Poaceae	<i>Dactylis glomerata</i>	Orchard Grass	GNR	SNA				Non-Native		X		X				
Poaceae	<i>Elymus virginicus</i>	Virginia Wildrye	G5	S5				Native	5				X			
Poaceae	<i>Glyceria striata</i>	Fowl Mannagrass	G5	S5				Native	3		X	X		X		X
Poaceae	<i>Leersia oryzoides</i>	Rice Cutgrass	G5	S5				Native	3				X	X	X	
Poaceae	<i>Lolium arundinaceum</i>	Tall Ryegrass	GNR	SNA				Non-Native		X						
Poaceae	<i>Phalaris arundinacea</i>	Reed Canarygrass	G5	S5				Native	0	X			X	X	X	X

Family	Scientific Name	Common Name	G Rank	S Rank	SARA	SARO	COSEWIC	Native Status	CC	Vegetation Communities					
										CUM1-1	FOD5-5	FOD8-1	MAM3-2	SWD6-2	SWM6-2
Poaceae	<i>Phragmites australis</i> ssp. <i>australis</i>	European Reed	G5T5	SNA				Non-Native						X	X
Poaceae	<i>Poa pratensis</i>	Kentucky Bluegrass	G5	S5				Native	0	X					
Polygonaceae	<i>Persicaria lapathifolia</i>	Pale Smartweed	G5	S5				Native	2				X		
Polygonaceae	<i>Persicaria sagittata</i>	Arrow-leaved Smartweed	G5	S4S5				Native	5				X		X
Polygonaceae	<i>Rumex crispus</i>	Curled Dock	GNR	SNA				Non-Native		X					
Polygonaceae	<i>Rumex obtusifolius</i>	Bitter Dock	GNR	SNA				Non-Native			X	X		X	
Primulaceae	<i>Lysimachia ciliata</i>	Fringed Yellow Loosestrife	G5	S5				Native	4					X	X
Ranunculaceae	<i>Actaea pachypoda</i>	White Baneberry	G5	S5				Native	6		X				
Ranunculaceae	<i>Actaea rubra</i>	Red Baneberry	G5	S5				Native	6		X				
Ranunculaceae	<i>Anemonastrum canadense</i>	Canada Anemone	G5	S5				Native	3					X	X
Ranunculaceae	<i>Caltha palustris</i>	Yellow Marsh Marigold	G5	S5				Native	5					X	X
Ranunculaceae	<i>Ranunculus abortivus</i>	Kidney-leaved Buttercup	G5	S5				Native	2					X	
Ranunculaceae	<i>Ranunculus acris</i>	Common Buttercup	G5	SNA				Non-Native		X		X		X	X
Ranunculaceae	<i>Ranunculus hispidus</i> var. <i>caricetorum</i>	Fen Crowfoot	G5T5	S?				Native	8					X	
Ranunculaceae	<i>Ranunculus recurvatus</i>	Hooked Buttercup	G5	S5				Native	4		X			X	
Ranunculaceae	<i>Thalictrum pubescens</i>	Tall Meadow-rue	G5	S5				Native	5					X	X
Rhamnaceae	<i>Rhamnus cathartica</i>	European Buckthorn	GNR	SNA				Non-Native			X	X		X	X
Rosaceae	<i>Agrimonia gryposepala</i>	Hooked Agrimony	G5	S5				Native	2		X	X			
Rosaceae	<i>Crataegus</i> sp.	hawthorn						Native			X	X			
Rosaceae	<i>Fragaria virginiana</i>	Wild Strawberry	G5	S5				Native	2		X	X			
Rosaceae	<i>Geum canadense</i>	Canada Avens	G5	S5				Native	3		X	X		X	
Rosaceae	<i>Geum urbanum</i>	Wood Avens	G5	SNA				Non-Native			X	X		X	
Rosaceae	<i>Geum x catlingii</i>	(<i>Geum canadense</i> X <i>Geum urbanum</i>)	GNA	SNA				Non-Native						X	
Rosaceae	<i>Malus pumila</i>	Common Apple	G5	SNA				Non-Native				X			
Rosaceae	<i>Prunus serotina</i>	Black Cherry	G5	S5				Native	3		X				
Rosaceae	<i>Prunus virginiana</i>	Chokecherry	G5	S5				Native	2		X	X		X	
Rosaceae	<i>Rosa multiflora</i>	Multiflora Rose	GNR	SNA				Non-Native						X	
Rosaceae	<i>Rubus allegheniensis</i>	Allegheny Blackberry	G5	S5				Native	2		X	X			
Rosaceae	<i>Rubus canadensis</i>	Canada Blackberry	G5	S5				Native	2		X				
Rosaceae	<i>Rubus idaeus</i>	Red Raspberry	G5	S5				Native	2			X		X	X
Rosaceae	<i>Rubus occidentalis</i>	Black Raspberry	G5	S5				Native	2		X			X	X
Rosaceae	<i>Rubus pubescens</i>	Dwarf Raspberry	G5	S5				Native	4			X		X	
Rosaceae	<i>Spiraea alba</i>	White Meadowsweet	G5	S5				Native	3				X	X	X
Rubiaceae	<i>Galium aparine</i>	Common Bedstraw	G5	S5				Native	4					X	X
Rubiaceae	<i>Galium asprellum</i>	Rough Bedstraw	G5	S5				Native	6				X	X	X
Salicaceae	<i>Populus balsamifera</i>	Balsam Poplar	G5	S5				Native	4			X		X	X
Salicaceae	<i>Populus tremuloides</i>	Trembling Aspen	G5	S5				Native	2	X	X	X		X	X
Salicaceae	<i>Salix amygdaloides</i>	Peach-leaved Willow	G5	S5				Native	6					X	X
Sapindaceae	<i>Acer rubrum</i>	Red Maple	G5	S5				Native	4					X	
Sapindaceae	<i>Acer saccharinum</i>	Silver Maple	G5	S5				Native	5					X	
Sapindaceae	<i>Acer saccharum</i>	Sugar Maple	G5	S5				Native	4		X	X		X	
Solanaceae	<i>Solanum dulcamara</i>	Bittersweet Nightshade	GNR	SNA				Non-Native				X		X	X

Family	Scientific Name	Common Name	G Rank	S Rank	SARA	SARO	COSEWIC	Native Status	CC	Vegetation Communities						
										CUM1-1	FOD5-5	FOD8-1	MAM3-2	SWD6-2	SWM6-2	SWT3-10
Typhaceae	<i>Typha latifolia</i>	Broad-leaved Cattail	G5	S5				Native	1					X	X	X
Ulmaceae	<i>Ulmus americana</i>	White Elm	G4	S5				Native	3		X			X	X	X
Urticaceae	<i>Boehmeria cylindrica</i>	Small-spike False Nettle	G5	S5				Native	4		X					
Urticaceae	<i>Pilea pumila</i>	Dwarf Clearweed	G5	S5				Native	5		X		X	X		
Urticaceae	<i>Urtica dioica</i>	Stinging Nettle	G5	SNA				Non-Native			X		X	X	X	
Verbenaceae	<i>Verbena urticifolia</i>	White Vervain	G5	S5				Native	4		X					
Viburnaceae	<i>Sambucus canadensis</i>	Common Elderberry	G5T5	S5				Native	5			X	X	X	X	X
Viburnaceae	<i>Viburnum lentago</i>	Nannyberry	G5	S5				Native	4			X		X	X	X
Viburnaceae	<i>Viburnum opulus var. opulus</i>	Cranberry Viburnum	G5TNR	SNA				Non-Native				X				
Vitaceae	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	G5	S4?				Native	6		X	X				
Vitaceae	<i>Parthenocissus vitacea</i>	Thicket Creeper	G5	S5				Native	4		X	X		X	X	
Vitaceae	<i>Vitis riparia</i>	Riverbank Grape	G5	S5				Native	0			X		X	X	X

G Rank: Global Rank

G3: Vulnerable
 G4: Apparently Secure
 G5: Secure
 GNA: Not Applicable
 GNR: Unranked
 T#: Subspecies Rank

S Rank: Sub-national Rank

S2: Imperiled
 S3: Vulnerable
 S4: Apparently Secure
 S5: Secure
 SNA: Not Applicable
SARA (Species at Risk Act)
 END: Endangered

SARO (Species at Risk in Ontario)

END: Endangered
COSEWIC (Committee on the Status of Endangered Wildlife in Canada)
 END: Endangered
 THR: Threatened
CC (Coefficient of Conservatism) - Higher values indicate species that are more ecologically sensitive and associated with less disturbed habitats.

Table 6. Fauna List

Taxa	Family	Common Name	Scientific Name	G Rank	S Rank	SARA	SARO	COSEWIC	Area Sensitive	Breeding Probability
Amphibians	Bufo	American Toad	<i>Anaxyrus americanus</i>	G5	S5					
Amphibians	Hyla	Gray Treefrog	<i>Dryophytes versicolor</i>	G5	S5					
Amphibians	Rana	Green Frog	<i>Lithobates clamitans</i>	G5	S5					
Birds	Accipitridae	Red-tailed Hawk	<i>Buteo jamaicensis</i>	G5	S5		NAR	NAR		PO
Birds	Alcedinidae	Belted Kingfisher	<i>Megaceryle alcyon</i>	G5	S5B,S4N					PO
Birds	Bombycillidae	Cedar Waxwing	<i>Bombycilla cedrorum</i>	G5	S5					PR
Birds	Cardinalidae	Indigo Bunting	<i>Passerina cyanea</i>	G5	S5B					PR
Birds	Cardinalidae	Northern Cardinal	<i>Cardinalis cardinalis</i>	G5	S5					PO
Birds	Cardinalidae	Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	G5	S5B					PR
Birds	Charadriidae	Killdeer	<i>Charadrius vociferus</i>	G5	S4B					PO
Birds	Columbidae	Mourning Dove	<i>Zenaida macroura</i>	G5	S5					PO
Birds	Corvidae	American Crow	<i>Corvus brachyrhynchos</i>	G5	S5					PO
Birds	Corvidae	Blue Jay	<i>Cyanocitta cristata</i>	G5	S5					PO
Birds	Fringillidae	American Goldfinch	<i>Spinus tristis</i>	G5	S5					PR
Birds	Hirundinidae	Barn Swallow	<i>Hirundo rustica</i>	G5	S4B	THR	SC	SC		OB (Breeding offsite)
Birds	Hirundinidae	Northern Rough-winged Swallow	<i>Stelgidopteryx serripennis</i>	G5	S4B					PO
Birds	Icteridae	Baltimore Oriole	<i>Icterus galbula</i>	G5	S4B					PR
Birds	Icteridae	Brown-headed Cowbird	<i>Molothrus ater</i>	G5	S5					PR
Birds	Icteridae	Red-winged Blackbird	<i>Agelaius phoeniceus</i>	G5	S5					CO
Birds	Laridae	Ring-billed Gull	<i>Larus delawarensis</i>	G5	S5					OB
Birds	Mimidae	Gray Catbird	<i>Dumetella carolinensis</i>	G5	S5B,S3N					PR
Birds	Paridae	Black-capped Chickadee	<i>Poecile atricapillus</i>	G5	S5					PR
Birds	Parulidae	American Redstart	<i>Setophaga ruticilla</i>	G5	S5B				X	PO
Birds	Parulidae	Common Yellowthroat	<i>Geothlypis trichas</i>	G5	S5B,S3N					PR
Birds	Parulidae	Yellow Warbler	<i>Setophaga petechia</i>	G5	S5B					PR
Birds	Passerellidae	Chipping Sparrow	<i>Spizella passerina</i>	G5	S5B,S3N					PR
Birds	Passerellidae	Savannah Sparrow	<i>Passerculus sandwichensis</i>	G5	S5B,S3N				X	PR
Birds	Passerellidae	Song Sparrow	<i>Melospiza melodia</i>	G5	S5					PR
Birds	Passerellidae	Vesper Sparrow	<i>Pooecetes gramineus</i>	G5	S4B					PO
Birds	Phasianidae	Wild Turkey	<i>Meleagris gallopavo</i>	G5	S5					PO
Birds	Picidae	Hairy Woodpecker	<i>Dryobates villosus</i>	G5	S5				X	PO
Birds	Picidae	Northern Flicker	<i>Colaptes auratus</i>	G5	S5					PR
Birds	Picidae	Red-bellied Woodpecker	<i>Melanerpes carolinus</i>	G5	S5					PO
Birds	Picidae	Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>	G5	S5B,S3N				X	CO
Birds	Sturnidae	European Starling	<i>Sturnus vulgaris</i>	G5	SNA					PO
Birds	Trochilidae	Ruby-throated Hummingbird	<i>Archilochus colubris</i>	G5	S5B					PO
Birds	Turdidae	American Robin	<i>Turdus migratorius</i>	G5	S5					PR
Birds	Turdidae	Veery	<i>Catharus fuscescens</i>	G5	S5B				X	PO
Birds	Turdidae	Wood Thrush	<i>Hylocichla mustelina</i>	G4	S4B	THR	SC	THR		PR
Birds	Tyrannidae	Eastern Kingbird	<i>Tyrannus tyrannus</i>	G5	S4B					PR
Birds	Tyrannidae	Eastern Wood-pewee	<i>Contopus virens</i>	G5	S4B	SC	SC	SC		PR

Taxa	Family	Common Name	Scientific Name	G Rank	S Rank	SARA	SARO	COSEWIC	Area Sensitive	Breeding Probability
Birds	Tyrannidae	Great Crested Flycatcher	<i>Myiarchus crinitus</i>	G5	S5B					PR
Birds	Tyrannidae	Least Flycatcher	<i>Empidonax minimus</i>	G5	S5B				X	PR
Birds	Vireonidae	Red-eyed Vireo	<i>Vireo olivaceus</i>	G5	S5B					PO
Birds	Vireonidae	Warbling Vireo	<i>Vireo gilvus</i>	G5	S5B					PR
Insects	Nymphalidae	Monarch	<i>Danaus plexippus</i>	G4	S2N,S4B	END	SC	END		
Mammals	Cervidae	White-tailed Deer	<i>Odocoileus virginianus</i>	G5	S5					
Mammals	Procyonidae	Northern Raccoon	<i>Procyon lotor</i>	G5	S5					
Mammals	Sciuridae	Eastern Gray Squirrel	<i>Sciurus carolinensis</i>	G5	S5					

G Rank: Global Rank

G4: Apparently Secure

G5: Secure

S Rank: Sub-national Rank

B: Breeding Rank

N: Nonbreeding Rank

S2: Imperiled

S3: Vulnerable

S4: Apparently Secure

S5: Secure

SARA (Species at Risk Act)

END: Endangered

THR: Threatened

SC: Special Concern

SARO (Species at Risk in Ontario)

SC: Special Concern

NAR: Not at Risk

COSEWIC (Committee on the Status of Endangered Wildlife in Canada)

END: Endangered

THR: Threatened

SC: Special Concern

NAR: Not at Risk

Breeding Evidence

CO: Confirmed breeding

PR: Probable breeding

PO: Possible breeding

OB: Observed but no breeding evidence

Area Sensitive

X: Wildlife species that require large areas of suitable habitat (MNRF Significant Wildlife Habitat Technical Guide)

APPENDIX C | Species at Risk Screening Table

Table 7. Species at Risk (SAR) screening table.

Endangered and Threatened Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Plants							
Black Ash <i>Fraxinus nigra</i>		COSEWIC-THR SARA - SARO - END	Occurs in moist to wet sites such as swamps, bogs, and riparian areas (COSSARO, 2021).	Yes - Woodlands and wetlands to the east of the development are suitable for Black Ash	Botanical Inventory	High - Several individuals located within or nearby to the Study Area	None - No disturbance or vegetation removal is expected in potential habitat. All individuals are >30 m from proposed development
Butternut <i>Juglans cinerea</i>		COSEWIC - END SARA - END SARO - END	Deciduous forests with moist, well-drained soil. Often found along streams and on well drained gravel sites. (OMNR, 2013)	Yes - Woodlands to the east of the development are suitable for Black Ash	Botanical Inventory	High - Several individuals located within or nearby to the Study Area	None - No disturbance or vegetation removal is expected in potential habitat. All individuals are >30 m from proposed development
Insects							
		SARA- ESA-					
Amphibians							
		SARA- ESA-					
Reptiles							
		SARA- ESA-					
Birds							

Endangered and Threatened Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Bank Swallow <i>Riparia riparia</i>	Ontario Breeding Bird Atlas, eBird	SARO-THR SARA-THR COSEWIC-THR	Sand, clay or gravel riverbanks or steep riverbank cliffs; lakeshore bluffs of easily crumbled sand or gravel; gravel pits, road-cuts, grassland or cultivated fields that are close to water; nesting sites are a limited factor for species presence (OMNR, 2000).	Yes - grasslands and cultivated fields close to water are present within the study area	Breeding Bird Surveys	Moderate - grasslands and cultivated fields close to water are present within the study area, but stream present in the study area may not provide steep banks for nesting. Exposed bank due to a sand pit provides marginal nesting habitat.	None - No disturbance or vegetation removal is expected in potential habitat.
Bobolink <i>Dolichonyx oryzivorus</i>	Ontario Breeding Bird Atlas	SARO- THR SARA- THR COSEWIC-THR	Large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes (OMNR, 2000).	Yes - grasslands and cultivated fields are present within the study area	Breeding Bird Surveys	Low - agricultural fields were not planted with appropriate species to be suitable for Bobolink.	None - No disturbance or vegetation removal is expected in potential habitat.
Eastern Meadowlark <i>Sturnella magna</i>	Assumed	SARO- THR SARA- THR COSEWIC-THR	Generally prefers large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes; requires tracts of grassland >50 ha. In migration and winter uses freshwater marshes and grasslands (OMNR 2000).	Yes - grasslands and cultivated fields are present within the study area	Breeding Bird Surveys	Low - agricultural fields were not planted with appropriate species to be suitable for Bobolink.	None - No disturbance or vegetation removal is expected in potential habitat.
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i>	Ontario Breeding Bird Atlas	SARO- END SARA- END COSEWIC-END	Open, deciduous forest with little understory; fields or pasture lands with scattered large trees; wooded swamps; orchards, small woodlots or forest edges; groves of dead or dying trees; feeds on insects and stores nuts or acorns for winter; loss of habitat is limiting factor; requires cavity trees with at least 40 cm dbh; require about 4 ha for a territory (OMNR, 2000)	Yes - deciduous forest is present on site and within the study area.	Breeding Bird Surveys	High - deciduous forest is present within the study area, forest adjacent to site provides >4ha of suitable habitat	None - No disturbance or vegetation removal is expected in potential habitat.
Mammals							
Eastern Small-footed Myotis <i>Myotis leibii</i>	Assumed	SARO - END SARA - N/A COSEWIC-N/A	Winter habitat is in caves and abandoned mines. Summer habitat for roosting and maternity sites is poorly understood. In Ontario this species has been observed roosting in buildings, on rock outcrops, and in rock piles (MECP, 2022)	No - rock piles are not present within the study area	None	None - rock piles may be present in the study area due to agricultural activities.	None - No disturbance or vegetation removal is expected in potential habitat.

Endangered and Threatened Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Little Brown Myotis <i>Myotis lucifugus</i>	Assumed	SARO- END SARA- END COSEWIC- END	Hibernates during winter in mines or caves; during summer males roost alone and females form maternity colonies of up to 60 adults; roosts in houses, manmade structures but prefers hollow trees or under loose bark; hunts within forests, below canopy (OMNR, 2000)	Yes - forest is present in the study area.	None	High - Suitable habitat is present, mature trees present	None - No disturbance or vegetation removal is expected in potential habitat.
Northern Myotis <i>Myotis septentrionalis</i>	Assumed	SARO- END SARA- END COSEWIC- END	Hibernates during winter in mines or caves; during summer males roost alone and females form maternity colonies of up to 60 adults; roosts in houses, manmade structures but prefers hollow trees or under loose bark; hunts within forests, below canopy (OMNR, 2000)	Yes - forest is present in the study area.	None	High - Suitable habitat is present, mature trees present	None - No disturbance or vegetation removal is expected in potential habitat.
Tri-coloured Bat <i>Pipistrellus subflavus</i>	Assumed	SARO- END SARA- END COSEWIC- END	Found in a variety of forested habitats. Forms day roosts and maternity colonies in older forest and occasionally in barns or other structures. They forage over water and along streams in the forest. 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 (OMNR, 2000)	Yes - forested habitat and a stream are present within the study area	None	High - Suitable habitat is present, mature trees present	None - No disturbance or vegetation removal is expected in potential habitat.
Eastern Red Bat <i>Lasiurus borealis</i>	Assumed	SARO- END SARA- Under consideration COSEWIC- END	Habitat generalists that often roost solitarily or with pups in the crown foliage of large, live deciduous trees with heavy canopy cover. Maternity roosts are found in areas that have overhead canopy cover and an open flight path below, deciduous trees species are preferred. Foraging occurs in forested and non-forested habitats, open and cluttered habitats, and around canopy often along edge habitat. In winter, Eastern Red Bats hibernate in leaf litter during cold periods. (Morningstar <i>et al.</i> 2025)	Yes - Deciduous forest is present in the study area.	None	High - Suitable habitat is present, mature trees present	None - No disturbance or vegetation removal is expected in potential habitat.

Endangered and Threatened Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Hoary Bat <i>Lasiurus cinereus</i>	Assumed	SARO- END SARA- Under consideration COSEWIC- END	Roosts solitarily in the foliage of trees and shrubs, using primarily coniferous species. Will occasionally roost in manmade structures including bridges and buildings. Maternity roosts are found in forests with low density and canopy cover and will travel 1-4km to foraging areas. Uses several different open foraging habitats in the summer, including wetlands, grasslands, and open fields. (Morningstar <i>et al.</i> 2025)	Yes - Treed areas, wetlands, grasslands, and open fields are present on site	None	High - Suitable habitat is present, mature trees present	None - No disturbance or vegetation removal is expected in potential habitat.
Silver-haired Bat <i>Lasionycteris noctivagans</i>	Assumed	SARO- END SARA- Under consideration COSEWIC- END	Primarily roosts in large-diameter live trees with cavities and loose bark in forests, relying heavily on mature or old-growth trees. Foraging activity occurs in forested areas with open canopies, edge habitats, and riparian zones. Winter habitat may include mines, caves, anthropogenic structures, rock crevices, under loose bark, in hollow trees and on the ground. (Morningstar <i>et al.</i> 2025)	Yes - Mature trees are present, riparian areas present within the woodlot.	None	High - Suitable habitat is present, forested areas with open canopies could provide foraging habitat.	None - No disturbance or vegetation removal is expected in potential habitat.

Special Concern Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Plants							
		SARA- ESA-					
Insects							

Special Concern Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Monarch <i>Danaus plexippus</i>		SARO - SC SARA - END COSEWIC- END	Breeding habitat is confined to where milkweed grows, since the leaves of these plants are the sole food of the caterpillars. Different species of milkweed grow in a variety of environments, including meadows, along roadsides and in ditches, open wetlands, dry sandy areas, short and tall grass prairies, river banks, irrigation ditches, arid valleys and south facing hillsides. Nectaring habitat ranges from native grasslands to home gardens with adult butterflies nectaring on a wide variety of flowers including Goldenrods, Asters and Milkweeds. (Environment Canada 2014)	Yes - Common milkweed is present in the Cultural Meadow.	Botanical Inventory, Incidental Surveys	Confirmed - There is minimal area for milkweed to grow. The majority of the study area is agricultural or wooded.	None - No disturbance or vegetation removal is expected in potential habitat.
Amphibians							
		SARA- ESA-					
Reptiles							
Snapping Turtle <i>Chelydra serpentina</i>		SARA- SC SARO- SC COSEWIC- SC	Permanent, semi-permanent fresh water; marshes, swamps or bogs; rivers and streams with soft muddy banks or bottoms; often uses soft soil or clean dry sand on south-facing slopes for nest sites; may nest at some distance from water; often hibernate together in groups in mud under water; home range size ~28 ha (OMNR 2000).	Yes - undefined stream adjacent to the site (within the study area) may provide habitat.	Incidental Surveys	High - suitable habitat is present.	None - No disturbance or vegetation removal is expected in potential habitat.
Birds							
Barn Swallow <i>Hirundo rustica</i>	Ontario Breeding Bird Atlas, eBird	SARO- SC SARA- THR (under consideration) COSEWIC- SC	Farmlands or rural areas; cliffs, caves, rock niches; buildings or other man-made structures for nesting; open country near body of water (OMNR, 2000)	Yes - study area contains buildings for nesting and open country near water bodies.	Breeding Bird Surveys	Confirmed - Nesting in barn structure on adjacent lands.	None - Barn Swallows were confirmed to be nesting outside of the Study Area in an adjacent barn. No disturbance or vegetation removal is expected in potential habitat.

Special Concern Species							
Species	Source	Status	Habitat Description	Habitat Present on Site	Surveys Conducted	Probability of Occurrence and Rationale	Potential to be Impacted by Proposed Activities
Canada Warbler <i>Cardellina canadensis</i>	eBird	SARO-SC SARA-THR COSEWIC- SC	The Canada Warbler breeds in a range of deciduous and coniferous, usually wet forest types, all with a well-developed, dense shrub layer. Dense shrub and understory vegetation help conceal Canada Warbler nests that are usually located on or near the ground on mossy logs or roots, along stream banks or on hummocks. It winters in South America. In its wintering range in South America, the Canada Warbler prefers the dense shrub understories of mature cloud and rain forests, second-growth forests, as well as coffee plantations and farm field edges (MECP, 2021).	Yes	Breeding Bird Surveys	Low - Woodland on and adjacent to site provides suitable habitat. However, Study Area is outside of known breeding area.	None - No disturbance or vegetation removal is expected in potential habitat.
Eastern Wood-Pewee <i>Contopus virens</i>	Ontario Breeding Bird Atlas, eBird	SARO- SC SARA- SC COSEWIC- SC	Open, deciduous, mixed or coniferous forest; predominated by oak with little understory; forest clearings, edges; farm woodlots, parks (OMNR, 2000)	Yes - deciduous woodland present.	Breeding Bird Surveys	Confirmed - Heard during breeding bird surveys.	None - No disturbance or vegetation removal is expected in potential habitat.
Wood Thrush <i>Hylocichla mustelina</i>	eBird	SARO-SC SARA- THR COSEWIC- THR	Undisturbed moist mature deciduous or mixed forest with deciduous sapling growth; near pond or swamp; hardwood forest edges (OMNR, 2000).	Yes - deciduous woodland present.	Breeding Bird Surveys	Confirmed - Heard during breeding bird surveys.	None - No disturbance or vegetation removal is expected in potential habitat.
Mammals							
		SARA- ESA-					

APPENDIX D | Significant Wildlife Habitat Assessment Table

Table 8. Significant Wildlife Habitat Screening Assessment

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Waterfowl Stopover and Staging Areas (Terrestrial)</p> <p>Rationale: Habitat important to migrating waterfowl.</p>	<p>American Black Duck Wood Duck Green-winged Teal Blue-winged Teal Mallard Northern Pintail Northern Shoveler American Wigeon Gadwall</p>	<p>CUM1 CUT1 -Plus evidence of annual spring flooding from melt water or run-off within these Ecosites.</p>	<p>Fields with sheet water during Spring (mid-March to May). <ul style="list-style-type: none"> •Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. •Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available ^{cxlviii}. <p><u>Information Sources</u> <ul style="list-style-type: none"> •Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence. •Reports and other information available from Conservation Authorities •Sites documented through water fowl planning processes (eg. EHJV implementation plan) •Field Naturalist Clubs •Ducks Unlimited Canada •Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area </p> </p>	<p>Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" <ul style="list-style-type: none"> •Any mixed species aggregations of 100 or more individuals required. •The flooded field ecosite habitat plus a 100-300m radius area, dependant on local site conditions and adjacent land use is the significant wildlife habitat. •Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates). •SWHMiST Index #7 provides development effects and mitigation measures. </p>	<p>ABSENT - ELC communities not present within study area.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Waterfowl Stopover and Staging Areas (Aquatic)</p> <p>Rationale: Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district.</p>	Canada Goose Cackling Goose Snow Goose American Black Duck Northern Pintail Northern Shoveler American Wigeon Gadwall Green-winged Teal Blue-winged Teal Hooded Merganser Common Merganser Lesser Scaup Greater Scaup Long -tailed Duck Surf Scoter White-winged Scoter Black Scoter Ring-necked duck Common Goldeneye Bufflehead Redhead Ruddy Duck Red-breasted Merganser Brant Canvasback	MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7	<ul style="list-style-type: none"> •Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify. •These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water) <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Environment Canada. •Naturalist clubs often are aware of staging/stopover areas. •OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging. •Sites documented through waterfowl planning processes (eg. EHJV implementation plan) •Ducks Unlimited projects •Element occurrence specification by Nature Serve: http://www.natureserve.org •Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area 	Studies carried out and verified presence of: <ul style="list-style-type: none"> •Aggregations of 100 or more of listed species for 7 days, results in > 700 waterfowl use days. •Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH •The combined area of the ELC ecosites and a 100m radius area is the SWH •Wetland area and shorelines associated with sites identified within the SWHTG Appendix K are significant wildlife habitat. •Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded). •SWHMiST Index #7 provides development effects and mitigation measures. 	<p>ABSENT - wetland communities are present in the study area, however areas of standing water are restricted to the stream, which did not have submergent vegetation present.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Shorebird Migratory Stopover Area Rationale: High quality shorebird stopover habitat is extremely rare and typically has a long history of use.</p>	<p>Greater Yellowlegs Lesser Yellowlegs Marbled Godwit Hudsonian Godwit Black-bellied Plover American Golden-Plover Semipalmated Plover Solitary Sandpiper Spotted Sandpiper Semipalmated Sandpiper Pectoral Sandpiper White-rumped Sandpiper Baird's Sandpiper Least Sandpiper Purple Sandpiper Stilt Sandpiper Short-billed Dowitcher Red-necked Phalarope Whimbrel Ruddy Turnstone Sanderling Dunlin</p>	<p>BBO1 BBO2 BBS1 BBS2 BBT1 BBT2 SDO1 SDS2 SDT1 MAM1 MAM2 MAM3 MAM4 MAM5</p>	<ul style="list-style-type: none"> •Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. •Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. •Sewage treatment ponds and storm water ponds do not qualify as a SWH. Information Sources •Western hemisphere shorebird reserve network. •Canadian Wildlife Service (CWS) Ontario Shorebird Survey. •Bird Studies Canada •Ontario Nature •Local birders and naturalist clubs •Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area 	<p>Studies confirming:</p> <ul style="list-style-type: none"> •Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period. (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) •Whimbrel stop briefly (<24hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant. •The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area •Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #8 provides development effects and mitigation measures. 	<p>ABSENT - Only suitable ELC is the MAM3-2, which is small and does not have any un-vegetated or muddy areas, which is needed for suitable habitat.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Raptor Wintering Area</p> <p>Rationale: Sites used by multiple species, a high number of individuals and used annually are most significant</p>	<p>Rough-legged Hawk Red-tailed Hawk Northern Harrier American Kestrel Snowy Owl</p> <p>Special Concern: Short-eared Owl Bald Eagle</p>	<p><u>Hawks/Owls:</u> Combination of ELC Community Series; need to have present one Community Series from each land class; Forest: FOD, FOM, FOC. Upland: CUM; CUT; CUS; CUW.</p> <p><u>Bald Eagle:</u> 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)</p>	<ul style="list-style-type: none"> •The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. •Raptor wintering sites (hawk/owl) need to be > 20 ha cxlvi ii, cxlix with a combination of forest and upland. xvi , xvii , xviii , xix, xx, xxi. •Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands cxlix •Field area of the habitat is to be wind swept with limited snow depth or accumulation. •Eagle sites have open water, large trees and snags available for roosting cxlix <p><u>Information Sources:</u></p> <ul style="list-style-type: none"> •OMNRF Ecologist or Biologist •Field Naturalist Clubs •Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area •Data from Bird Studies Canada •Results of Christmas Bird Counts •Reports and other information available from Conservation Authorities. 	<p>Studies confirm the use of these habitats by:</p> <ul style="list-style-type: none"> •One or more Short-eared Owls or; One or more Bald Eagles or; At least 10 individuals and two of the listed hawk/owl species. •To be significant a site must be used regularly (3 in 5 years) for a minimum of 20 days by the above number of birds. •The habitat area for an Eagle winter site is the shoreline forest ecosites directly adjacent to the prime hunting area •Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #10 and #11 provides development effects and mitigation measures. 	<p>ABSENT - ELC communities present on site (FOD) >20 ha. However, all cleared area is farmed and therefore does not meet the required ELC community.</p>
<p>Bat Hibernacula</p> <p>Rationale: Bat hibernacula are rare habitats in all Ontario landscapes.</p>	<p>Big Brown Bat Tri-coloured Bat</p>	<p>Bat Hibernacula may be found in these ecosites: CCR1 CCR2 CCA1 CCA2 (Note: buildings are not considered to be SWH)</p>	<ul style="list-style-type: none"> •Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. •Active mine sites should not be considered as SWH •The locations of bat hibernacula are relatively poorly known. <p><u>Information Sources:</u></p> <ul style="list-style-type: none"> •OMNRF for possible locations and contact for local experts •Natural Heritage Information Center (NHIC) Bat Hibernaculum •Ministry of Northern Development and Mines for location of mine shafts. •Clubs that explore caves (eg. Sierra Club) •University Biology Departments with bat experts. 	<ul style="list-style-type: none"> •All sites with confirmed hibernating bats are SWH. •The habitat area includes a 200m radius around the entrance of the hibernaculum for most development types and 1000m for wind farms. •Studies are to be conducted during the peak swarming period (Aug. - Sept.). Surveys should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects". •SWHMiST Index #1 provides development effects and mitigation measures. 	<p>ABSENT - No caves, mine shafts, karst, or underground foundations present.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Bat Maternity Colonies</p> <p>Rationale: Known locations of forested bat maternity colonies are extremely rare in all Ontario landscapes.</p>	<p>Big Brown Bat Silver-haired Bat</p>	<p>Maternity colonies considered SWH are found in forested Ecosites.</p> <p>All ELC Ecosites in ELC Community Series: FOD FOM SWD SWM</p>	<ul style="list-style-type: none"> •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 deciduous or mixed forest stands with >10/ha large diameter (>25cm dbh) wildlife trees •Female Bats prefer wildlife tree (snags) in early stages of decay, class 1-3 or class 1 or 2. •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 <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •OMNRF for possible locations and contact for local experts •University Biology Departments with bat experts. 	<p>Maternity Colonies with confirmed use by;</p> <ul style="list-style-type: none"> •>10 Big Brown Bats •>5 Adult Female Silver-haired Bats •The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies. •Evaluation methods for maternity colonies should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects". •SWHMIST Index #12 provides development effects and mitigation measures. 	<p>CONFIRMED (assumed) - the woodland present within the study area is assumed to contain bat habitat trees suitable for bat maternity colonies.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Turtle Wintering Areas</p> <p>Rationale: Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant</p>	<p>Midland Painted Turtle</p> <p>Special Concern: Northern Map Turtle Snapping Turtle</p>	<p>Snapping and Midland Painted Turtles; ELC Community Classes; SW, MA, OA and SA, ELC Community Series; FEO and BOO</p> <p>Northern Map Turtle; Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.</p>	<ul style="list-style-type: none"> •For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. •Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen •Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •EIS studies carried out by Conservation Authorities. •Local field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. •OMNRF Ecologist or Biologist •Field Naturalist clubs •Natural Heritage Information Center (NHIC) 	<ul style="list-style-type: none"> •Presence of 5 over-wintering Midland Painted Turtles is significant. •One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant. •The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH. •Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. - Oct.) or spring (Mar. - May). •Congregation of turtles is more common where wintering areas are limited and therefore significant. •SWHMiST Index #28 provides development effects and mitigation measures for turtle wintering habitat. 	<p>ABSENT - wetland communities are present in the study area, but water levels are not deep enough to be suitable for overwintering.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Reptile Hibernaculum</p> <p>Rationale: Generally sites are the only known sites in the area. Sites with the highest number of individuals are</p>	<p><u>Snakes:</u> Eastern Gartersnake Northern Watersnake Northern Red-bellied Snake Northern Brownsnake Smooth Green Snake Northern Ring-necked Snake</p> <p>Special Concern: Milksnake Eastern Ribbonsnake</p> <p><u>Lizard:</u> Special Concern (Southern Shield population): Five-lined Skink</p>	<p>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.</p> <p>For Five-lined Skink, ELC Community Series of FOD and FOM and Ecosites: FOC1 FOC3</p>	<ul style="list-style-type: none"> •For snakes, 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. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •In spring, local residents or landowners may have observed the emergence of snakes on their property (e.g. old dug wells). •Reports and other information available from Conservation Authorities. •Field Naturalists clubs •University herpetologists •Natural Heritage Information Center (NHIC) •OMNRF ecologist or biologist may be aware of locations of wintering skinks 	<p>Studies confirming:</p> <ul style="list-style-type: none"> •Presence of snake hibernacula used by a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. •Congregations of a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. near potential hibernacula (eg. foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct) •Note: If there are Special Concern Species present, then site is SWH •Note: Sites for hibernation possess specific habitat parameters (e.g. temperature, humidity, etc.) and consequently are used annually, often by many of the same individuals of a local population (i.e. strong hibernation site fidelity). Other critical life processes (e.g. mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30 m radius area is the SWH •SWHMiST Index #13 provides development effects and mitigation measures for snake hibernacula. •Presence of any active hibernaculum for skink is significant. •SWHMiST Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat. 	<p>CANDIDATE - no rock piles observed, but there may be suitable habitat in the swamp thicket community. No snake species were observed during field surveys.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)</p> <p>Rationale: Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow population are declining in Ontario.</p>	<p>Cliff Swallow Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies)</p>	<p>Eroding banks, sandy hills, borrow pits, steep slopes, and sand piles. Cliff faces, bridge abutments, silos, barns.</p> <p>Habitat found in the following ecosites: CUM1 CUT1 CUS1 BLO1 BLS1 BLT1 CLO1 CLS1 CLT1</p>	<ul style="list-style-type: none"> •Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area. •Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. •Does not include a licensed/permitted Mineral Aggregate Operation. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Reports and other information available from Conservation Authorities. •Ontario Breeding Bird Atlas •Bird Studies Canada; NatureCountshttp://www.birdscanada.org/birdmon/ •Field Naturalist Clubs. 	<p>Studies confirming:</p> <ul style="list-style-type: none"> •Presence of 1 or more nesting sites with 8 or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season. •A colony identified as SWH will include a 50m radius habitat area from the peripheral nests •Field surveys to observe and count swallow nests are to be completed during the breeding season. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #4 provides development effects and mitigation measures 	<p>ABSENT - There is a small eroding bank due to a sand pit within the Study Area. However, no swallow nests were present.</p>
<p>Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs)</p> <p>Rationale: Large colonies are important to local bird population, typically sites are only known colony in area and are used annually.</p>	<p>Great Blue Heron Black-crowned Night-Heron Great Egret Green Heron</p>	<p>SWM2 SWM3 SWM5 SWM6 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7 FET1</p>	<ul style="list-style-type: none"> •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. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Ontario Breeding Bird Atlas colonial nest records. •Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNRF). •Natural Heritage Information Center (NHIC) Mixed Wader Nesting Colony •Aerial photographs can help identify large heronries. •Reports and other information available from CAs. •MNRF District Offices. •Local naturalist clubs 	<p>Studies confirming:</p> <ul style="list-style-type: none"> •Presence of 5 or more active nests of Great Blue Heron or other listed species. •The habitat extends from the edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH •Confirmation of active heronries are to be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells •SWHMiST Index #5 provides development effects and mitigation measures. 	<p>ABSENT - ELC communities are present but not colonies were observed.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Colonially -Nesting Bird Breeding Habitat (Ground)</p> <p>Rationale: Colonies are important to local bird population, typically sites are only known colony in area and are used annually.</p>	<p>Herring Gull Great Black-backed Gull Little Gull Ring-billed Gull Common Tern Caspian Tern Brewer's Blackbird</p>	<p>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)</p> <p>MAM1 - 6 MAS1 - 3 CUM CUT CUS</p>	<ul style="list-style-type: none"> •Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas. •Brewers Blackbird colonies are found loosely on the ground in low bushes in close proximity to streams and irrigation ditches within farmlands. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Ontario Breeding Bird Atlas, rare/colonial species records. •Canadian Wildlife Service •Reports and other information available from CAs. •Natural Heritage Information Center (NHIC) Colonial Waterbird Nesting Area •MNRF District Offices. •Field Naturalist clubs. 	<p>Studies confirming:</p> <ul style="list-style-type: none"> •Presence of > 25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Tern. •Presence of 5 or more pairs for Brewer's Blackbird. •Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant. •The edge of the colony and a minimum 150m radius area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH •Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #6 provides development effects and mitigation measures. 	<p>ABSENT - no rocky islands or peninsula present in the study area.</p>

Seasonal Concentration Areas of Animals					
Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Migratory Butterfly Stopover Areas</p> <p>Rationale: Butterfly stopover areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter.</p>	<p>Painted Lady Red Admiral</p> <p>Special Concern: Monarch</p>	<p>Combination of ELC Community Series; need to have present one Community Series from each land class:</p> <p><u>Field:</u> CUM CUT CUS</p> <p><u>Forest:</u> FOC FOD FOM CUP</p> <p>Anecdotally, a candidate site for butterfly stopover will have a history of butterflies being observed.</p>	<p>A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present, and will be located within 5 km of Lake Ontario cxlix.</p> <ul style="list-style-type: none"> •The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south xxxii, xxxiii, xxxiv, xxxv, xxxvi. •The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat cxlv iii, cxlix. •Staging areas usually provide protection from the elements and are often spits of land or areas with the shortest distance to cross the Great Lakes xxxvii, xxxviii, xxxix, xl, xli. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •OMNRF (NHIC) •Agriculture Canada in Ottawa may have list of butterfly experts. •Field Naturalist Clubs •Toronto Entomologists Association •Conservation Authorities 	<p>Studies confirm:</p> <ul style="list-style-type: none"> •The presence of Monarch Use Days (MUD) during fall migration (Aug /Oct)xliii. MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. Numbers of butterflies can range from 100-500/day, significant variation can occur between years and multiple years of sampling should occur. •Observational studies are to be completed and need to be done frequently during the migration period to estimate MUD. •MUD of >5000 or >3000 with the presence of Painted Ladies or Red Admiral's is to be considered significant. •SWHMiST Index #16 provides development effects and mitigation measures. 	<p>ABSENT - Study area not within 5 km of Lake Ontario</p>

<p>Landbird Migratory Stopover Areas</p> <p>Rationale: Sites with a high diversity of species as well as high numbers are most significant.</p>	<p>All migratory songbirds.</p> <p>Canadian Wildlife Service Ontario website: http://www.ec.gc.ca/nature/default.asp?lang=En&n=421B7A9D-1</p> <p>All migrant raptors species: Ontario Ministry of Natural Resources: Fish and Wildlife Conservation Act, 1997. Schedule 7: Specially Protected Birds (Raptors)</p>	<p>All Ecosites associated with these ELC Community Series; FOC FOM FOD SWC SWM SWD</p>	<p>Woodlots need to be >10 ha in size and within 5 km of Lake Ontario.</p> <ul style="list-style-type: none"> •If multiple woodlands are located along the shoreline those Woodlands <2km from Lake Ontario are more significant •Sites have a variety of habitats; forest, grassland and wetland complexes. •The largest sites are more significant •Woodlots and forest fragments are important habitats to migrating birds, these features located along the shore and located within 5km of Lake Ontario are Candidate SWH. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Bird Studies Canada •Ontario Nature •Local birders and naturalist club •Ontario Important Bird Areas (IBA) Program 	<p>Studies confirm:</p> <ul style="list-style-type: none"> •Use of the habitat by >200 birds/day and with >35 spp with at least 10 bird spp. recorded on at least 5 different survey dates. This abundance and diversity of migrant bird species is considered above average and significant. •Studies should be completed during spring (Apr./May) and fall (Aug/Oct) migration using standardized assessment techniques. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #9 provides development effects and mitigation measures. 	<p>ABSENT - Study area not within 5 km of Lake Ontario</p>
<p>Deer Yarding Areas</p> <p>Rationale: Winter habitat for deer is considered to be the main limiting factor for northern deer populations. In winter, deer congregate in "yards" to survive severe winter conditions. Deer yards typically have a long history of annual use by deer, yards typically represent 10-15% of an areas summer range.</p>	<p>White-tailed Deer</p>	<p>Note: OMNRF to determine this habitat.</p> <p>ELC Community Series providing a thermal cover component for a deer yard would include; FOM FOC SWM SWC</p> <p>Or these ELC Ecosites; CUP2 CUP3 FOD3 CUT</p>	<ul style="list-style-type: none"> •Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20 cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30 cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter. •The Core of a deer yard (Stratum I) is located within the Stratum II area and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%. •OMNRF determines deer yards following methods outlined in "Selected Wildlife and Habitat Features: Inventory Manual" •Woodlots with high densities of deer due to artificial feeding are not significant. 	<p>No Studies Required:</p> <ul style="list-style-type: none"> •Snow depth and temperature are the greatest influence on deer use of winter yards. Snow depths > 40cm for more than 60 days in a typically winter are minimum criteria for a deer yard to be considered as SWH. •Deer Yards are mapped by OMNRF District offices. Locations of Core or Stratum 1 and Stratum 2 Deer yards considered significant by OMNRF will be available at local MNR offices or via Land Information Ontario (LIO). •Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II yard in an "average" winter. MNR will complete these field investigations. •If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. •SWHMiST Index #2 provides development effects and mitigation measures. 	<p>ABSENT - no deer yarding areas are mapped by MNR in the study area.</p>

<p>Deer Winter Congregation Areas</p> <p>Rationale: Deer movement during winter in the southern areas of Eco region 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions cxlviii.</p>	<p>White-tailed Deer</p>	<p>All Forested Ecosites with these ELC Community Series; FOC FOM FOD SWC SWM SWD</p> <p>Conifer plantations much smaller than 50 ha may also be used.</p>	<ul style="list-style-type: none"> •Woodlots will typically be >100 ha in size. Woodlots <100ha may be considered as significant based on MNRF studies or assessment. •Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands. •If deer are constrained by snow depth refer to the Deer Yarding Area habitat within Table 1.1 of this Schedule. •Large woodlots > 100ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha. •Woodlots with high densities of deer due to artificial feeding are not significant. Information Sources •MNRF District Offices. •LIO/NRVIS 	<p>Studies confirm:</p> <ul style="list-style-type: none"> •Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF. •Use of the woodlot by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNRF •Studies should be completed during winter (Jan/Feb) when >20cm of snow is on the ground using aerial survey techniques, ground or road surveys. or a pellet count deer density survey. •If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. •SWHMiST Index #2 provides development effects and mitigation measures. 	<p>ABSENT - no deer wintering areas are mapped by MNR in the study area.</p>
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Specialized Habitat for Wildlife					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Waterfowl Nesting Area</p> <p>Rationale: Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant.</p>	<p>American Black Duck</p> <p>Northern Pintail</p> <p>Northern Shoveler</p> <p>Gadwall</p> <p>Blue-winged Teal</p> <p>Green-winged Teal</p> <p>Wood Duck</p> <p>Hooded Merganser</p> <p>Mallard</p>	<p>All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH:</p> <p>MAS1</p> <p>MAS2</p> <p>MAS3</p> <p>SAS1</p> <p>SAM1</p> <p>SAF1</p> <p>MAM1</p> <p>MAM2</p> <p>MAM3</p> <p>MAM4</p> <p>MAM5</p> <p>MAM6</p> <p>SWT1</p> <p>SWT2</p> <p>SWD1</p> <p>SWD2</p> <p>SWD3</p> <p>SWD4</p> <p>Note: includes adjacency to PSWs</p>	<p>A waterfowl nesting area extends 120 m c_{xl}ix from a wetland (> 0.5 ha) or a wetland (>0.5ha) and any small wetlands (0.5ha) within 120m or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur.</p> <ul style="list-style-type: none"> •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 (>40cm dbh) in woodlands for cavity nest sites. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Ducks Unlimited staff may know the locations of particularly productive nesting sites. •OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat. •Reports and other information available from Conservation Authorities. 	<p>Studies confirmed:</p> <ul style="list-style-type: none"> •Presence of 3 or more nesting pairs for listed species excluding Mallards, or; •Presence of 10 or more nesting pairs for listed species including Mallards. •Any active nesting site of an American Black Duck is considered significant. •Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120 m i from the wetland and will provide enough habitat for waterfowl to successfully nest. •SWHMiST Index #25 provides development effects and mitigation measures. 	<p>ABSENT - wetland communities are present in the study area. PSW present in the study area. However, no waterfowl were recorded and suitable habitat is marginal due to size.</p>

Specialized Habitat for Wildlife					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Bald Eagle and Osprey Nesting, Foraging and Perching Habitat</p> <p>Rationale: Nest sites are fairly uncommon in Eco -region 6E and are used annually by the se species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat.</p>	<p>Osprey</p> <p>Special Concern: Bald Eagle</p>	<p>ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM, and SWC directly adjacent to riparian areas - rivers, lakes, ponds and wetlands</p>	<p>Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water.</p> <ul style="list-style-type: none"> •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). <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario. •MNR values information (LIO/ NRVIS) will list known nesting locations. Note: data from NRVIS is provided as a point and does not represent all the habitat. •Nature Counts, Ontario Nest Records Scheme data. •OMNRF Districts. •Check the Ontario Breeding Bird Atlas ccv or Rare Breeding Birds in Ontario for species documented •Reports and other information available from Conservation Authorities. •Field Naturalists clubs 	<p>Studies confirm the use of these nests by:</p> <ul style="list-style-type: none"> •One or more active Osprey or Bald Eagle nests in an area. •Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH. •For an Osprey, the active nest and a 300 m radius around the nest or the contiguous woodland stand is the SWH ci, maintaining undisturbed shorelines with large trees within this area is important. •For a Bald Eagle the active nest and a 400-800 m radius around the nest is the SWH. Area of the habitat from 400-800m is dependent on site lines from the nest to the development and inclusion of perching and foraging habitat •To be significant a site must be used annually. When found inactive, the site must be known to be inactive for > 3 years or suspected of not being used for >5 years before being considered not significant. •Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid-March to mid-August. •Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” •SWHMiST Index # 26 provides development effects and mitigation measure 	<p>ABSENT - there is no large body of water in the Study Area or nearby. No Bald Eagles or Ospreys were present.</p>

Specialized Habitat for Wildlife

Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Woodland Raptor Nesting Habitat</p> <p>Rationale: Nests sites for these species are rarely identified; these area sensitive habitats and are often used annually by these species.</p>	<p>Northern Goshawk Cooper's Hawk Sharp -shinned Hawk Red -shouldered Hawk Barred Owl Broad-winged Hawk</p>	<p>May be found in all forested ELC Ecosites. May also be found in SWC, SWM, SWD and CUP3</p>	<p>All natural or conifer plantation woodland/forest stands >30ha with >10 ha of interior habitat. Interior habitat determined with a 200m buffer</p> <ul style="list-style-type: none"> •Stick nests found in a variety of intermediate-aged to mature coniferous, 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 islands. •In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest. Information Sources •OMNRF Districts. •Check the Ontario Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented. •Check data from Bird Studies Canada. •Reports and other information available from Conservation Authorities. 	<p>Studies confirm: •Presence of 1 or more active nests from species list is considered significant. •Red -shouldered Hawk and Northern Goshawk - A 400m radius around the nest or 28 ha area of habitat is the SWH ci. (the 28 ha habitat area would be applied where optimal habitat is irregularly shaped around the nest)</p> <ul style="list-style-type: none"> •Barred Owl - A 200m radius around the nest is the SWH. •Broad-winged Hawk and Coopers Hawk,- A 100m radius around the nest is the SWH. •Sharp-Shinned Hawk - A 50m radius around the nest is the SWH. •Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area. •SWHMiST Index #27 provides development effects and mitigation measures. 	<p>ABSENT - There is not >10 ha of interior woodland habitat present within the Study Area.</p>
<p>Turtle Nesting Areas</p> <p>Rationale: These habitats are rare and when identified will often be the only breeding site for local populations of turtles</p>	<p>Midland Painted Turtle</p> <p>Special Concern: Northern Map Turtle Snapping Turtle</p>	<p>Exposed mineral soil (sand or gravel) areas adjacent (<100m) or within the following ELC Ecosites:</p> <p>MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 BOO1 FEO1</p>	<p>Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals.</p> <ul style="list-style-type: none"> •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. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels). •Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them. •Natural Heritage Information Center (NHIC) •Field Naturalist clubs 	<p>Studies confirm:</p> <ul style="list-style-type: none"> •Presence of 5 or more nesting Midland Painted Turtles •One or more Northern Map Turtle or Snapping Turtle nesting is a SWH. •The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH. •Travel routes from wetland to nesting area are to be considered within the SWH as part of the 30-100m area of habitat. •Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method. •SWHMiST Index #28 provides development effects and mitigation measures for turtle nesting habitat 	<p>CANDIDATE - Wetland communities are present in the study area. There is a sand pit within the Study Area that may provide suitable nesting habitat.</p>

Specialized Habitat for Wildlife					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Seeps and Springs</p> <p>Rationale: Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams.</p>	<p>Wild Turkey Ruffed Grouse Spruce Grouse White-tailed Deer Salamander spp.</p>	<p>Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.</p>	<p>Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system.</p> <ul style="list-style-type: none"> •Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Topographical Map. •Thermography. •Hydrological surveys conducted by Conservation Authorities and MOE. •Field Naturalists clubs and landowners. •Municipalities and Conservation Authorities may have drainage maps and headwater areas mapped. 	<p>Field Studies confirm:</p> <ul style="list-style-type: none"> •Presence of a site with 2 or more seeps/springs should be considered SWH. •The area of a ELC forest ecosite or an eco-element within ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat. •SWHMiST Index #30 provides development effect and mitigation measures 	<p>ABSENT - headwaters not found in the study area.</p>

Specialized Habitat for Wildlife

Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Amphibian Breeding Habitat (Woodland)</p> <p>Rationale: These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations</p>	<p>Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Wood Frog</p>	<p>All Ecosites associated with these ELC Community Series; FOC FOM FOD SWC SWM SWD Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibian</p>	<ul style="list-style-type: none"> •Presence of a wetland, pond or woodland pool (including vernal pools) >500m² (about 25m diameter) within or adjacent (within 120m) 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 <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Ontario Herpetofaunal Summary Atlas (or other similar atlases) for records •Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property. •OMNRF District. •OMNRF wetland evaluations •Field Naturalist clubs •Canadian Wildlife Service Amphibian Road Call Survey •Ontario Vernal Pool Association: http://www.ontariovernalpools.org 	<p>Studies confirm;</p> <ul style="list-style-type: none"> •Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or eggs masses) or 2 or more of the listed frog species with Call Level Codes of 3. •A combination of observational study and call count surveys will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands. •The habitat is the wetland area plus a 230m radius of woodland area. If a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is to be included in the habitat. •SWHMiST Index #14 provides development effects and mitigation measures. 	<p>CONFIRMED (assumed) - No dedicated amphibian surveys were conducted, but there is suitable habitat and three frog species were incidentally recorded. Therefore, the woodlands are treated as confirmed SWH.</p>

Specialized Habitat for Wildlife					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Amphibian Breeding Habitat (Wetlands)</p> <p>Rationale: Wetlands supporting breeding for these amphibian species are extremely important and fairly rare within Central Ontario landscapes.</p>	<p>Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Treefrog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog</p>	<p>ELC Community Classes SW, MA, FE, BO, OA and SA. Typically these wetland ecosites will be isolated (>120m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g. Bull Frog) may be adjacent to woodlands.</p>	<ul style="list-style-type: none"> •Wetlands>500m2 (about 25m 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 water bodies with abundant emergent vegetation. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Ontario Herpetofaunal Summary Atlas (or other similar atlases) •Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count. •OMNRF Districts and wetland evaluations •Reports and other information available from Conservation Authorities. 	<p>Studies confirm:</p> <ul style="list-style-type: none"> •Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog/toad species with at least 20 individuals (adults or eggs masses) or 2 or more of the listed frog/toad species with Call Level Codes of 3. or; Wetland with confirmed breeding Bullfrogs are significant. •The ELC ecosite wetland area and the shoreline are the SWH. •A combination of observational study and call count surveys ii will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands. •If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. •SWHMiST Index #15 provides development effects and mitigation measures. 	<p>ABSENT - No dedicated amphibian surveys were conducted, but there are no wetlands that are further than 120 m any woodlands. In addition, no Bull Frogs were observed and there do not appear to be any permanent ponds within the study area that would provide Bull Frog habitat.</p>

Specialized Habitat for Wildlife					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Woodland Area - Sensitive Bird Breeding Habitat</p> <p>Rationale: Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds.</p>	<p>Yellow-bellied Sapsucker Red-breasted Nuthatch Veery Blue-headed Vireo Northern Parula Black-throated Green Warbler Blackburnian Warbler Black-throated Blue Warbler Ovenbird Scarlet Tanager Winter Wren</p> <p>Special Concern: Cerulean Warbler Canada Warbler</p>	<p>All Ecosites associated with these ELC Community Series; FOC FOM FOD SWC SWM SWD</p>	<ul style="list-style-type: none"> Habitats where interior forest breeding birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha. Interior forest habitat is at least 200 m from forest edge habitat.clxiv <p><u>Information Sources</u></p> <ul style="list-style-type: none"> Local bird clubs. Canadian Wildlife Service (CWS) for the location of forest bird monitoring. Bird Studies Canada conducted a 3-year study of 287 woodlands to determine the effects of forest fragmentation on forest birds and to determine what forests were of greatest value to interior species Reports and other information available from Conservation Authorities. 	<p>Studies confirm:</p> <ul style="list-style-type: none"> Presence of nesting or breeding pairs of 3 or more of the listed wildlife species. Note: any site with breeding Cerulean Warblers or Canada Warblers is to be considered SWH. Conduct field investigations in spring and early summer when birds are singing and defending their territories. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" SWHMiST Index #34 provides development effects and mitigation measures. 	<p>ABSENT - only two of the listed species were recorded within the woodlands.</p>

Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Marsh Breeding Bird Habitat</p> <p>Rationale: Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes.</p>	<p>American Bittern Virginia Rail Sora Common Moorhen American Coot Pied-billed Grebe Marsh Wren Sedge Wren Common Loon Sandhill Crane Green Heron Trumpeter Swan</p> <p>Special Concern: Black Tern Yellow Rail</p>	<p>MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SAS1 SAM1 SAF1 FEO1 BOO1</p> <p>For Green Heron: All SW, MA and CUM1 sites.</p>	<p>Nesting occurs in wetlands.</p> <ul style="list-style-type: none"> •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. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •OMNRF District and wetland evaluations. •Field Naturalist clubs •Natural Heritage Information Center (NHIC) Records. •Reports and other information available from Conservation Authorities. •Ontario Breeding Bird Atlas. 	<p>Studies confirm:</p> <ul style="list-style-type: none"> •Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes; or breeding by any combination of 5 or more of the listed species. •Note: any wetland with breeding of 1 or more Black Terns, Trumpeter Swan, Green Heron or Yellow Rail is SWH. •Area of the ELC ecosite is the SWH. •Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats. •Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #35 provides development effects and mitigation measures 	<p>ABSENT - wetland communities are present in the study area, however none of the listed species were recorded during field surveys.</p>
<p>Open Country Bird Breeding Habitat</p> <p>Rationale: This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.</p>	<p>Upland Sandpiper Grasshopper Sparrow Vesper Sparrow Northern Harrier Savannah Sparrow Special Concern: Short-eared Owl</p>	<p>CUM1CUM2</p>	<ul style="list-style-type: none"> •Large grassland areas (includes natural and cultural fields and meadows) >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. •The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species. <u>Information Sources</u> •Agricultural land classification maps, Ministry of Agriculture. •Local bird clubs. •Ontario Breeding Bird Atlas •Reports and other information available from Conservation Authorities. 	<p>Field Studies confirm:</p> <ul style="list-style-type: none"> •Presence of nesting or breeding of 2 or more of the listed species. •A field with 1 or more breeding Short-eared Owls is to be considered SWH. •The area of SWH is the contiguous ELC ecosite field areas. •Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. •Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMiST Index #32 provides development effects and mitigation measures 	<p>ABSENT - fields and meadows present in the study area, but area is mostly used for agriculture and other open areas are too small to be considered SWH.</p>

Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Shrub/Early Successional Bird Breeding Habitat</p> <p>Rationale; This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records.</p>	<p>Indicator Spp: Brown Thrasher Clay-coloured Sparrow</p> <p>Common Spp. Field Sparrow Black-billed Cuckoo Eastern Towhee Willow Flycatcher</p> <p>Special Concern: Yellow-breasted Chat Golden-winged Warbler</p>	<p>CUT1 CUT2 CUS1 CUS2 CUW1 CUW2</p> <p>Patches of shrub ecosites can be complexed into a larger habitat for some bird species</p>	<p>Large field areas succeeding to shrub and thicket habitats >10ha size.</p> <ul style="list-style-type: none"> •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 (>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. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Agricultural land classification maps, Ministry of Agriculture. •Local bird clubs. •Ontario Breeding Bird Atlas •Reports and other information available from Conservation Authorities. 	<p>Field Studies confirm:</p> <ul style="list-style-type: none"> •Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common species. •A habitat with breeding Yellow-breasted Chat or Golden-winged Warbler is to be considered as Significant Wildlife Habitat. •The area of the SWH is the contiguous ELC ecosite field/thicket area. •Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories •Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" •SWHMIST Index #33 provides development effects and mitigation measures. 	<p>ABSENT - fields and meadows present in the study area, but area is actively used for agriculture.</p>

Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Terrestrial Crayfish</p> <p>Rationale: Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare.</p>	<p>Chimney or Digger Crayfish; (<i>Fallicambarus fodiens</i>)</p> <p>Devil Crayfish or Meadow Crayfish; (<i>Cambarus Diogenes</i>)</p>	<p>MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 MAS1 MAS2 MAS3 SWD SWT SWM CUM1 with inclusions of above meadow marsh or swamp ecosites can be used by terrestrial crayfish.</p>	<p>Wet meadow and edges of shallow marshes (no minimum size) should be surveyed for terrestrial crayfish.</p> <ul style="list-style-type: none"> •Constructs burrows in marshes, mudflats, meadows, the ground can't be too moist. Can often be found far from water. •Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually the soil is not too moist so that the tunnel is well formed. <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Information sources from "Conservation Status of Freshwater Crayfishes" by Dr. Premek Hamr for the WWF and CNF March 1998 	<p>Studies Confirm:</p> <ul style="list-style-type: none"> •Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable meadow marsh, swamp or moist terrestrial sites •Area of ELC ecosite or an eco-element area of meadow marsh or swamp within the larger ecosite area is the SWH. •Surveys should be done April to August in temporary or permanent water. Note the presence of burrows or chimneys are often the only indicator of presence, observance or collection of individuals is very difficult •SWHMiST Index #36 provides development effects and mitigation measures. 	<p>ABSENT - no chimneys were recorded, although suitable habitat is present.</p>
<p>Special Concern and Rare Wildlife Species</p> <p>Rationale: These species are quite rare or have experienced significant population declines in Ontario.</p>	<p>All Special Concern and Provincially Rare (S1 -S3, SH) plant and animal species. Lists of these species are tracked by the Natural Heritage Information Centre.</p>	<p>All plant and animal element occurrences (EO)within a 1 or 10km grid. Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy</p>	<p>When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites</p> <p>Information Sources</p> <ul style="list-style-type: none"> •Natural Heritage Information Centre (NHIC) will have Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data. •NHIC Website "Get Information" : http://nhic.mnr.gov.on.ca •Ontario Breeding Bird Atlas •Expert advice should be sought as many of the rare spp. have little information available about their requirements. 	<p>Studies Confirm:</p> <ul style="list-style-type: none"> •Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable. •The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. The habitat needs be easily mapped and cover an important life stage component for a species e.g. specific nesting habitat or foraging habitat. •SWHMiST Index #37 provides development effects and mitigation measures. 	<p>CONFIRMED - Special Concern species were: Eastern Wood-pewee, Wood Thrush, and Monarch. Provincially rare species include Butternut (S2).</p>

Rare Vegetation Communities					
Rare Vegetation Community	ELC Ecosite Codes	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		Habitat Description	Detailed Information and Sources	Defining Criteria	
<p>Cliffs and Talus Slopes</p> <p>Rationale: Cliffs and Talus Slopes are extremely rare habitats in Ontario.</p>	<p>Any ELC Ecosite within Community Series:</p> <p>TAO TAS TAT CLO CLS CLT</p>	<p>A Cliff is vertical to near vertical bedrock >3m in height.</p> <p>A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris</p>	<p>Most cliff and talus slopes occur along the Niagara Escarpment.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •The Niagara Escarpment Commission has detailed information on location of these habitats. •OMNRF District •Natural Heritage Information Center (NHIC) has location information available on their website •Field Naturalist clubs •Conservation Authorities 	<ul style="list-style-type: none"> •Confirm any ELC Vegetation Type for Cliffs or Talus Slopes •SWHMiST Index #21 provides development effects and mitigation measures. 	<p>ABSENT - ELC communities not present in the study area.</p>
<p>Sand Barren</p> <p>Rationale: Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have been lost due to cottage development and forestry</p>	<p>ELC Ecosites:</p> <p>SBO1 SBS1 SBT1</p> <p>Vegetation cover varies from patchy and barren to continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always < 60%.</p>	<p>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%.</p>	<p>A sand barren area >0.5ha in size.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •OMNRF Districts. •Natural Heritage Information Center (NHIC) has location information available on their website. •Field Naturalist clubs •Conservation Authorities 	<ul style="list-style-type: none"> •Confirm any ELC Vegetation Type for Sand Barrens •Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). •SWHMiST Index #20 provides development effects and mitigation measures. 	<p>ABSENT - ELC communities not present in the study area.</p>

Rare Vegetation Communities					
Rare Vegetation Community	ELC Ecosite Codes	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		Habitat Description	Detailed Information and Sources	Defining Criteria	
<p>Alvar Rationale: Alvars are extremely rare habitats in Eco- region 6E. Most alvars in Ontario are in Eco regions 6E and 7E. Alvars in 6E are small and highly localized just north of the Palaeozoic-Precambrian contact.</p>	<p>ALO1 ALS1 ALT1 FOC1 FOC2 CUM2 CUS2 CUT2-1 CUW2</p> <p>Five Alvar Indicator Species: 1) <i>Carex crawei</i> 2) <i>Panicum philadelphicum</i> 3) <i>Eleocharis compressa</i> 4) <i>Scutellaria parvula</i> 5) <i>Trichostema brachiatum</i></p> <p>These indicator species are very specific to Alvars within Eco region 6E^{cxlix}</p>	<p>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 animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover^{lxxviii}.</p>	<p>An Alvar site > 0.5 ha in size.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> • Alvars of Ontario (2000), Federation of Ontario Naturalists^{lxxvi}. • Ontario Nature - Conserving Great Lakes Alvars^{ccviii}. • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field Naturalist clubs. • Conservation Authorities. 	<ul style="list-style-type: none"> • Field studies that identify four of the five Alvar Indicator Species at a Candidate Alvar site is Significant. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). • The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses • SWHMIST Index #17 provides development effects and mitigation measures. 	<p>ABSENT - ELC communities not present in the study area.</p>

Rare Vegetation Communities					
Rare Vegetation Community	ELC Ecosite Codes	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		Habitat Description	Detailed Information and Sources	Defining Criteria	
<p>Old Growth Forest</p> <p>Rationale: Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species.</p>	<p>Forest Community Series: FOD FOC FOM SWD SWC SWM</p>	<p>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.</p>	<p>Woodland areas 30 ha or greater in size or with at least 10 ha interior habitat assuming 100 m buffer at edge of forest.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •OMNRF Forest Resource Inventory mapping •OMNRF Districts. •Field Naturalist clubs •Conservation Authorities •Sustainable Forestry Licence (SFL) companies will possibly know locations through field operations. •Municipal forestry departments 	<p>Field Studies will determine:</p> <ul style="list-style-type: none"> •If dominant trees species of the area are >140 years old, then the area containing these trees is Significant Wildlife Habitat •The forested area containing the old growth characteristics will have experienced no recognizable forestry activities (cut stumps will not be present) •The area of forest ecosites combined or an eco-element within an ecosite that contains the old growth characteristics is the SWH. •Determine ELC vegetation types for the forest area containing the old growth characteristics ^{lxviii} •SWHMiST Index #23 provides development effects and mitigation measures. 	<p>ABSENT - FOD communities present in the study area, but woodland does not contain 10 ha interior habitat. Trees present are not >140 years old.</p>
<p>Savannah</p> <p>Rationale: Savannahs are extremely rare habitats in Ontario.</p>	<p>TPS1 TPS2 TPW1 TPW2 CUS2</p>	<p>A Savannah is a tallgrass prairie habitat that has tree cover between 25 - 60%.</p>	<p>No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Natural Heritage Information Center (NHIC) has location information available on their website •OMNRF Districts •Field Naturalist clubs. •Conservation Authorities. 	<p>Field studies confirm one or more of the Savannah indicator species listed in Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used.</p> <ul style="list-style-type: none"> •Area of the ELC Ecosite is the SWH. •Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). •SWHMiST Index #18 provides development effects and mitigation measures. 	<p>ABSENT - ELC communities not present in the study area.</p>

Rare Vegetation Communities					
Rare Vegetation Community	ELC Ecosite Codes	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		Habitat Description	Detailed Information and Sources	Defining Criteria	
<p>Tallgrass Prairie</p> <p>Rationale: Tallgrass Prairies are extremely rare habitats in Ontario.</p>	TPO1 TPO2	A Tallgrass Prairie has ground cover dominated by prairie grasses. An open Tallgrass Prairie habitat has < 25% tree cover.	<p>No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Natural Heritage Information Center (NHIC) has location information available on their website •OMNRF Districts •Feld Naturalist clubs. •Conservation Authorities. 	<p>Field studies confirm one or more of the Prairie indicator species listed in Appendix N should be present. Note: Prairie plant spp. list from Ecoregion 6E should be used</p> <ul style="list-style-type: none"> •Area of the ELC Ecosite is the SWH. •Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). •SWHMiS Index #19 provides development effects and mitigation measures. 	ABSENT - ELC communities not present in the study area.
<p>Other Rare Vegetation Communities</p> <p>Rationale: Plant communities that often contain rare species which depend on the habitat for survival.</p>	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 Candidate SWH.	Rare Vegetation Communities may include beaches, fens, forest, marsh, barrens, dunes and swamps.	<p>ELC Ecosite codes that have the potential to be a rare ELC Vegetation Type as outlined in Appendix M</p> <p>The OMNRF/NHIC will have up to date listing for rare vegetation communities.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> •Natural Heritage Information Center (NHIC) has location information available on their website •OMNRF Districts •Feld Naturalist clubs. •Conservation Authorities 	<p>Field studies should confirm if an ELC Vegetation Type is a rare vegetation community based on listing within Appendix M of SWHTG.</p> <ul style="list-style-type: none"> •Area of the ELC Vegetation Type polygon is the SWH. •SWHMiST Index #37 provides development effects and mitigation measures. 	ABSENT - rare ELC communities are not present in the study area.

Animal Movement Corridors					
Habitat Type	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>Amphibian Movement Corridors</p> <p>Rationale: Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.</p>	<p>Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Treefrog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog</p>	<ul style="list-style-type: none"> 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 	<p>Movement corridors between breeding habitat and summer habitat. Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Table 1.2.2 (Amphibian Breeding Habitat -Wetland) of this Schedule.</p> <p><u>Information Sources</u></p> <ul style="list-style-type: none"> MNRF District Office. Natural Heritage Information Center (NHIC). Reports and other information available from Conservation Authorities. Field Naturalist Clubs. 	<ul style="list-style-type: none"> Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites. Corridors should consist of native vegetation, with several layers of vegetation. Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant Corridors should have at least 15m of vegetation on both sides of waterway or be up to 200m wide of woodland habitat and with gaps <20m. Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat. SWHMiST Index #40 provides development effects and mitigation measures 	<p>CANDIDATE - corridors may be present throughout the vegetation communities within the Study Area.</p>
<p>Deer Movement Corridors</p> <p>Rationale: Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling.</p>	<p>White-tailed Deer</p>	<p>Corridors may be found in all forested ecosites. A Project Proposal in Stratum II Deer Wintering Area has potential to contain corridor</p>	<p>Movement corridor must be determined when Deer Wintering Habitat is confirmed as SWH from Table 1.1 of this schedule.</p> <ul style="list-style-type: none"> A deer wintering habitat identified by the OMNRF as SWH in Table 1.1 of this Schedule will have corridors that the deer use during fall migration and spring dispersion. Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). <p><u>Information Sources</u></p> <ul style="list-style-type: none"> MNRF District Office. Natural Heritage Information Center (NHIC). Reports and other information available from Conservation Authorities. Field Naturalist Clubs. 	<p>Studies must be conducted at the time of year when deer are migrating or moving to and from winter concentration areas.</p> <ul style="list-style-type: none"> Corridors that lead to a deer wintering habitat should be unbroken by roads and residential areas. Corridors should be at least 200m wide with gaps <20m and if following riparian area with at least 15m of vegetation on both sides of waterway Shorter corridors are more significant than longer corridors. SWHMiST Index #39 provides development effects and mitigation measures 	<p>ABSENT - Deer wintering areas not mapped by MNR in the study area.</p>

Significant Wildlife Habitat Exceptions for Ecodistricts within EcoRegion 6E					
EcoDistrict, Habitat Type and Rationale	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment of Habitat in Study Area
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
<p>6E-14</p> <p>Mast Producing Areas</p> <p>Rationale: The Bruce Peninsula has an isolated and distinct populations of Black Bears. Maintenance of large woodland tracts with mast-producing tree species is important for bears.</p>	Black Bear	<p>All forested habitat represented by ELC community series:</p> <p>FOM FOD</p>	<p>Habitat Description</p> <ul style="list-style-type: none"> •Black bears require forested habitat that provides cover, winter hibernation sites, and mast-producing tree species. •Forested habitats need to be large enough to provide cover and protection for black bears <p>Habitat Criteria and Information</p> <p>Woodland ecosites >30ha with mast -producing tree species, either soft (cherry) or hard (oak and beech)</p> <p>Information Sources</p> <p>Important forest habitat for black bears may be identified by OMNRF.</p>	<ul style="list-style-type: none"> •All woodlands > 30ha with a 50% composition of these ELC Vegetation Types are considered significant: <p>FOM1-1 FOM2-1 FOM3-1 FOD1-1 FOD1-2 FOD2-1 FOD2-2 FOD2-3 FOD2-4 FOD4-1 FOD5-2 FOD5-3 FOD5-7 FOD6-5</p> <p>SWHMiST Index #3 provides development effects and mitigation measures.</p>	<p>ABSENT - FOD communities are <30 ha</p>
<p>6E-17</p> <p>Lek Rationale: Sharp-tailed Grouse only occur on Manitoulin Island in Ecoregion 6E, Leks are an important habitat to maintain their population.</p>	Sharp-tailed Grouse	<p>CUM CUS CUT</p>	<p>Habitat Description</p> <ul style="list-style-type: none"> •The lek or dancing ground consists of bare, grassy or sparse shrubland. There is often a hill or rise in topography. •Leks are typically a grassy field/meadow >15ha with adjacent shrublands and >30ha with adjacent deciduous woodland. Conifer trees within 500m are not tolerated. <p>Habitat Criteria and Information</p> <ul style="list-style-type: none"> •Grasslands (field/meadow) are to be >15ha when adjacent to shrubland and >30ha when adjacent to deciduous woodland. •Grasslands are to be undisturbed with low intensities of agriculture (light grazing or late haying) •Leks will be used annually if not destroyed by cultivation or invasion by woody plants or tree planting <p>Information Sources</p> <ul style="list-style-type: none"> •OMNRF district office •Bird watching clubs •Local landowners •Ontario Breeding Bird Atlas 	<p>Studies confirming lek habitat are to be completed from late March to June.</p> <ul style="list-style-type: none"> •Any site confirmed with sharp-tailed grouse courtship activities is considered significant •The field/meadow ELC ecosites plus a 200 m radius area with shrub or deciduous woodland is the lek habitat •SWHMiST Index #32 provides development effects and mitigation measures 	<p>ABSENT - study area is not located on Manitoulin Island.</p>

APPENDIX E | Terms of Reference

Memorandum

To: Haylee Hallema | Planner | Corporation of the County of Perth

From: Patrick Strzalkowski | Ecologist | North-South Environmental Inc.

Date: June 26, 2025

NSE File: 25-1504

cc: Pauline and Tony Merkel, Landowners

Re: **Terms of Reference (TOR):** Environmental Impact Study for 3749 Line 20, Perth South, ON

Introduction

North-South Environmental Inc. (NSE) has been retained to undertake an Environmental Impact Statement (EIS) for a site plan application related to construction of a single detached dwelling and associated laneway in Perth, Ontario (the 'Subject Property', shown in **Figure 1**, with the proposed development shown in **Figure 2**).

The trigger for the EIS is that the proposed development is within 120 metres of the provincially significant wetland (PSW) Gillard Drain Wetland Complex. The PSW and woodland are designated 'Natural Environment - Provincially Significant Wetlands' and 'Natural Environment' on Schedule A of Perth County's Official Plan (OP) (2024). The Terms of Reference (TOR) will be submitted to the Perth County and UTRCA, as required, for approval.

This TOR sets out the proposed work plan and approach to addressing the requirements of a scoped EIS required by the County, and UTRCA. Sections 3.7.5 and 3.7.6 of Perth County's 2024 Official Plan has been reviewed to inform the proposed scope of work for the EIS as outlined in this TOR.

Site Setting

The subject property is at 3749 Line 20 Perth South, it is on the south side of Line 20 and is west of 114 Rd. The property is a 58 ha is size, and rectangular in shape, approximately 610 m across and 950 m deep. The majority of the property is designated on Schedule B of the Perth County Official Plan as Agriculture, the lower eastern corner is designated as Natural Environment (Perth, 2024). The surrounding land use is mainly agricultural with 'Mineral Aggregate' and 'Natural Environment - Provincially Significant Wetlands' zoning one concession north and 'Natural Environment' to the south

east and west of the subject property (Schedule B). The wetland and woodland in the study area are contiguous and are identified as 'Natural Environment - Provincially Significant Wetlands' and 'Natural Environment' on Schedule B of Perth County's Official Plan (OP) (2024) (**Figure 2**). These features will be discussed in detail in the EIS.

The Subject Property is located within the Upper Thames River watershed. Based on existing feature mapping, UTRCA regulates the wetland and lands within 30 m of the wetland (**Figure 3**).

The Study Area which was used to prepare the TOR and will be used for the EIS is the Subject Property (**Figure 1**).

Review of Information Sources

NSE conducted a review of available secondary source information that will be used to identify potential sensitivities and constraints to development and inform the preparation of the EIS for the Subject Property.

Significant Species

A summary of Species at Risk (SAR) and species of conservation concern identified through secondary sources is provided in **Table 1** and **Table 2**. Secondary sources accessed to prepare **Table 1** and **Table 2** include:

- Natural Heritage Information Centre (NHIC)
- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile & Amphibian Atlas
- iNaturalist
- eBird
- Ontario Butterfly Atlas
- Ontario Moth Atlas
- Department of Fisheries and Oceans (DFO) Aquatic Species at Risk map
- Atlas of the Mammals of Ontario

For the purposes of preparing an EIS, SAR are defined as including species listed as Endangered or Threatened under the provincial *Endangered Species Act* (2007) as they receive habitat and individual protections under the Act. Species of conservation concern is defined as including species listed as Special Concern under the *Endangered Species Act*, terrestrial species listed on the federal *Species at Risk Act* (2002) and provincially rare species (with a conservation status of S1, S2, S3 or SH).

Many of the secondary sources accessed use grid squares for occurrence records with grid square sizes of 1 km (NHIC) and 10 km (commonly used for species atlases). As such, records of occurrences are for the general area and do not necessarily reflect presence or absence on the Subject Property.

Table 1. Threatened and Endangered species with records from the Study Area and surrounding area.

Common Name	Scientific Name	SARO Status	COSEWIC Status	Data Source	Habitat / Nesting Habitat (Birds)	Potential for Occurrence
Bank Swallow	<i>Riparia riparia</i>	THR	THR	OBBA, eBird	Steep riverbanks, grassland	<u>Suitable foraging habitat is present</u> in the study area. No suitable nesting habitat is present as there are no eroding banks.
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	OBBA	Grassland	<u>No suitable habitat is present.</u> The agricultural fields within the study area are planted with corn and wheat.
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	OBBA	Grasslands	<u>No suitable habitat is present.</u> The agricultural fields within the study area are planted with corn and wheat.
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END	Atlas of the Mammals of Ontario	Woodlands	<u>Suitable habitat is present</u> on site as the area is forested and contains foraging areas in the wetland.
Northern Myotis	<i>Myotis septentrionalis</i>	END	END	Atlas of the Mammals of Ontario	Woodlands	<u>Suitable habitat is present</u> on site as the area is forested and contains foraging areas in the wetland.
Tri-coloured Bat	<i>Pipistrellus subflavus</i>	END	END	Atlas of the Mammals of Ontario	Woodlands	<u>Suitable habitat is present</u> on site as the area is forested and contains foraging areas in the wetland.
Hoary Bat	<i>Lasiurus cinereus</i>	END	END	Atlas of the Mammals of Ontario	Woodlands	<u>Suitable habitat is present</u> in the form of treed areas, wetlands, grasslands, and open fields are present on site
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	END	END	Atlas of the Mammals of Ontario	Woodlands	<u>Suitable habitat is present</u> on site as the area is forested and contains foraging areas in the wetland.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	END	N/A	Atlas of the Mammals	Buildings, rock piles	<u>Suitable habitat is present</u> within the study area as buildings are present in

Common Name	Scientific Name	SARO Status	COSEWIC Status	Data Source	Habitat / Nesting Habitat (Birds)	Potential for Occurrence
				of Ontario		the study area; rock piles may be present due to agricultural activities.
Eastern Red Bat	<i>Lasiurus borealis</i>	END	END	Atlas of the Mammals of Ontario	Woodlands	<u>Suitable habitat (woodland) is present</u> , but canopy is sparse
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	END	END	OBBA	Woodlands	<u>Suitable habitat is present</u> in the from of mature woodlands.

Table 2. Species of Conservation Concern records from the Study Area and surrounding area.

Common Name	Scientific Name	S Rank	SARO Status	COSEWIC Status	Data Source	Habitat / Nesting Habitat (Birds)	Potential for Occurrence
Barn Swallow	<i>Hirundo rustica</i>		SC	THR	OBBA, eBird	Rural areas, cliffs, buildings, open country	<u>Suitable habitat is present</u> as buildings and man-made structures present in the study area.
Eastern Wood-Pewee	<i>Contopus virens</i>		SC	SC	OBBA, eBird	Open forests with little understory, edges, clearings, farm woodlots, parks	<u>Suitable habitat is present</u> as open deciduous forest is present on site, along with forest clearings and edges.
Canada Warbler	<i>Cardellina canadensis</i>		SC	SC	eBird	Moist deciduous forest near streams.	<u>There is suitable habitat</u> on site in the woodland and wetland adjacent to site.
Wood Thrush	<i>Hylocichla mustelina</i>		SC	THR	eBird	Moist deciduous forest near pond or swamp	<u>There is suitable habitat</u> on site and in the adjacent areas.
Snapping Turtle	<i>Chelydra serpentina</i>		SC	THR	Ontario Reptile & Amphibian Atlas (2013), NHIC	Large water bodies with adjacent marshes; nests in upland sandy or gravelly banks	<u>Possible nesting habitat is present</u> on site; however, there are no large bodies of water and poor habitat and low connectivity in the surrounding area.
Monarch	<i>Danaus plexippus</i>	S3	SC	END	Ontario Butterfly Atlas	Meadows and woodland edges where milkweeds (<i>Asclepias</i> spp.) occur	<u>Suitable breeding habitat</u> (e.g., milkweed) and nectaring habitat is likely present on site.

Significant and Protected Features

A review of secondary source information identified the following significant or protected features and areas as occurring within the Study Area (e.g., within 120m of the Subject Property):

- Provincially Significant Wetland under The Provincial Planning Statement (2024)
- Natural Environment - Provincially Significant Wetlands under the County of Perth Official Plan (2024)
- Natural Environment under the County of Perth Official Plan (2024)
- Watercourse under the County of Perth Official Plan (2024)
- Evaluated regulated wetland (UTRCA), Gillard Drain Wetland Complex
- General Regulations for Conservation Authorities (41/24)
 - Floodplain
 - Wetlands
 - Watercourse

No Areas of Natural and Scientific Interest (ANSI) were identified within the Study Area.

Additional natural heritage features and areas that have potential to be present and are to be assessed through the EIS include:

- Habitat for Endangered or Threatened species
- Significant Wildlife Habitat.

Environmental Impact Statement (EIS) Contents

This draft TOR has been developed in accordance with the Perth County’s Official Plan policies, consideration of the UTRCA’s EIS guidelines and submission standards, and the information provided. Appendix 1 includes the proposed EIS TOR. The following section provides a more detailed breakdown of the sections that will be included in the EIS.

Field surveys will be conducted in 2025 to inform the EIS which will take into consideration a level of assessment appropriate to inform an impact assessment of the proposed development (feature limits, mitigation, etc.); however, confirmation that all surveys necessary to inform the EIS will be completed will be addressed through establishment of an approved TOR.

Biophysical Conditions

Existing Conditions

This section will describe the existing biological and physical features and functions on the Study Area (Subject Property and adjacent lands within 120 m). Two levels of investigation will be used: 1)

background review (compiling information from existing secondary sources and documents) and 2) field investigations.

This section will describe the historical and existing land use of the study area. The zoning and ownership of the Subject Property will also be identified. The following physical features of the study area, if relevant will be briefly described:

- Topography
- Physiography
- Soil types by texture/grain size (e.g., clay, silt, sand) and drainage characteristics
- Landforms.

This section will also briefly describe the ecological / natural heritage landscape context for the Subject Property, including the Provincially Significant Wetland as defined by the PPS (2024) and the linkage components of the Natural Resources / Environment system as defined in the County of Perth Official Plan, as applicable.

Results from secondary source and field inventories will be used to inform the EIS and illustrated on report figures, as appropriate, with an air photo / orthoimage base.

Secondary Source Collection and Review

Building upon the preliminary natural environment constraints assessment completed to date, a detailed background review has been completed and includes:

- Background searches of available species atlases and records databases (NHIC, iNaturalist, eBird, OBBA, etc.) to obtain:
 - Records of SAR and Species of Conservation Concern
 - Area sensitive and locally significant species
 - Supplementary species records to improve the characterization of the Subject Property
- Resources relevant to describing and assessing the Subject Property (e.g., Chapman and Putnam 1984)
- Identification and mapping of features and areas occurring on the Subject Property of adjacent lands (regulated wetland, Significant woodland etc.)
- Review of any previous studies adjacent to the Subject Property.

Field Inventories

This section will describe the methods of ecological / biological surveys completed to characterize the features and functions of the Study Area. Ecological Land Classification (ELC) data sheets, wildlife and plant species lists, and other relevant documents will be appended. Methods for field inventories completed will also be summarized in table format with date and personnel who completed the work.

The timing and level of investigation undertaken for different features will be explained and rationale provided.

The scope of field studies has been determined based on the potential for impacts resulting from the proximity of the proposed development to the natural features and areas (e.g., proposed driveway within 5 m of dripline of woodland house within 30-50 m of dripline).

Field inventories to be completed include the following:

- Botanical Inventory
 - Three visits (spring, summer, and fall) to document vascular plant species throughout the growing season.
 - Three visits throughout the growing season are expected to be required given the potential presence of Species at Risk, provincially rare, and regionally rare species, some of which may only be observed at certain times of the year (May to September).
- Vegetation Communities (Ecological Land Classification)
 - Vegetation communities will be documented and delineated per the protocols in Ecological Land Classification for Southern Ontario (Lee et. al., 1998).
 - ELC will occur concurrently with the three botanical inventory site visits.
- Breeding Bird Surveys
 - Two visits to document breeding birds - note if SAR birds are not observed within the meadow/agricultural area and there is suitable habitat for open country birds (e.g., hay field or meadow), then a third survey may be required to confirm SAR absence.
 - May 24 to July 10, minimum of ten days apart.
- Delineation of wetland and woodland limits
 - One visit to determine the limits of the PSW and the woodland. NSE proposes to use an Arrow 100 GNSS Receiver to delineate feature limits, which will provide a sub-meter horizontal accuracy typically accurate to +/- 50 cm.

Locations of SAR, provincially rare and/or locally rare species will also be recorded and mapped in the EIS.

Based on a preliminary review of SAR with the potential to occur on or near the Subject Property, no additional targeted surveys are expected to be required.

- SAR with potential to occur onsite are adequately covered through the proposed field work program or are not anticipated to be impacted by the proposed development (e.g., bats, amphibians).

Biophysical Analysis

Informed by field inventories and characterization (per the preceding sections), biophysical analyses will be completed to identify and/or confirm significant, protected and regulated features present on

the Subject Property and adjacent lands, as appropriate. A brief description of the biophysical analyses that will be conducted is provided below.

- **Assessment of features against Provincial, Regional and County Policies and Guidance Documents** | Features, functions and areas will be considered in the context of the PPS (2024), provincial guidance documents (e.g., Natural Heritage Reference Manual), and County Natural Heritage Policies to determine the presence of significant or otherwise protected features inform the assessment of potential impacts, mitigation, etc.
- **Consideration of features in context of UTRCA policies** | Regulated features and potential to impact features will be considered and discussed.
- **Hydrology and site conditions** | Applicable technical reports (e.g., subwatershed studies) will be reviewed to understand site hydrology and potential relationships and interactions between features present within the Study Area.

Policy Review and Assessment

This section provides a brief review and discusses the applicability of natural heritage policies to the Subject Property. This will clarify the context in which features and functions will be assessed and identify requirements and guidance to be used to inform assessments in the EIS. Specific to the Subject Property, this includes:

- Provincial Planning Statement (PPS) (2024) under the Planning Act (1990)
- Ontario Regulation (O. Reg.) 41/24 under the Conservation Authorities Act (1990)
- Perth County Official Plan (2024)
- Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (2017) regarding Environmental Impact Study (EIS) requirements

Constraints Assessment / Natural Heritage Features and Functions

Natural Heritage Constraints

Field surveys will be conducted to verify the significance and the borders of the natural heritage features in the Study Area. Appropriate buffers will be applied to these natural heritage features. Figures will be provided showing the natural heritage features and their buffers. A figure will also be provided showing UTRCA’s regulation limit.

SWH and Species at Risk Habitat

- **SAR Screening Assessment** | Building upon the preliminary assessment contained in this TOR, a complete SAR screening assessment will be undertaken and informed by field surveys and habitat assessment(s). The SAR assessment includes a summary of habitat potential on the

Subject Property, potential for the proposed development to impact the species and permit, approval and/or authorization requirements (where applicable).

- **SWH Assessment** | Field inventories, supporting information obtained through secondary sources will inform an assessment SWH on and immediately adjacent to the Subject Property. SWH will be determined using the SWH Criteria Schedules for Ecoregion 6E (MNRF, 2015).

Description of Proposed Development

The proposed development is a detached house and the modification of an existing dirt laneway to be a formal driveway to the proposed house. The planned location of the house is > 30 m from the mapped limits of the PSW and from the approximate dripline of the trees. The current laneway is within 30 m of the PSW and the proposed modification make it any closer. No trees are proposed for removal.

The EIS will provide a description of the existing and proposed use of the Subject Property including:

- Previous and existing land use activities on-site
- The proposed land use and activities on-site (concept plan)
- A general location map, showing the Subject Property, main roads
- A description of activities associated with the proposal which may have an environmental impact (e.g., removal of vegetation, earthmoving, excavation, and other related activities)
- A site map overlaying the development proposal (e.g., house, septic, amenity space) on an orthoimage to clearly illustrate the proximity of the proposed development to the natural heritage features and areas.

Impact Assessment & Mitigation

Identification and Assessment of Impacts

The EIS will identify and describe the significance of any adverse or positive environmental impacts of the Subject Property's proposed development. In particular, the EIS will:

- Identify and assess the potential impacts of the proposal on the features and functions identified through field inventories, and biophysical analyses.
- Refer to external reports to evaluate potential impacts to adjacent terrestrial and hydrologic features, as appropriate and available.
- Consider other supporting technical studies available for the Subject Property to determine if impacts related to development (such as changes in surface water flows) will affect adjacent natural heritage features.
- Describe direct, indirect, induced and cumulative impacts with consideration for magnitude and duration of the potential impact on terrestrial and hydrological features.

Preference will be given to opportunities to avoid impacts, followed by minimization and finally methods to mitigate anticipated impacts where required. Opportunities to avoid or minimize impacts will be recommended; it is ideal that this process occur during the design and preparation phase for the EIS with the EIS reflecting the design that results from this process.

Description of Mitigation Measures

Where adverse impacts are unavoidable, a range of mitigation measures will be recommended through the EIS. In preparing recommended mitigation measures, the EIS will:

- Consider the potential timing, magnitude and duration of the anticipated impact
- Sensitivities associated with the features being impacted
- Relative effectiveness of the proposed mitigation measure(s)
- Potential mitigation measures may be required to address:
- Timing of works (e.g., vegetation removal)
- Light and/or noise impacts
- Maintaining feature hydrology (e.g., overland flow, infiltration)
- Buffers
- Planting and naturalized areas (e.g., within buffers, amenity areas proximal to natural features)

Should SWH be identified on or immediately adjacent to the Subject Property, consideration will be given to mitigation measures identified in the SWH Mitigation Support Tool (MNRF, 2014). Similarly, other technical guidance regarding mitigation measures will be considered based on the features and potential impacts.

Specific consideration will be given to the protection of wetlands present on / adjacent to the Subject Property. Where appropriate, opportunities to enhance features and functions present (e.g., through woodland edge planting/management, etc.) will be considered and identified in the EIS.

Policy Conformity

Based on the characterization of natural heritage constraints, review of the proposed work and impact assessment, a discussion of relevant natural heritage policies and conclusion regarding conformity will be provided.

EIS Conclusions and Recommendations

Based on the analysis of data, impact assessment and identification of mitigation measures, the EIS will provide conclusions and recommendations for the proposed development regarding natural heritage policy compliance and the ability to maintain the ecological function and connectivity of features present on and adjacent to the Subject Property. This includes whether the proposal shall proceed as planned, what mitigation measures are required and recommendations for development

conditions (i.e., erosion control measures, tree protection plan, woodland edge management). Recommendations will be as specific as is reasonable, and may include:

- Modification of the concept plan (if not addressed through the preparation process)
- Construction requirements or constraints (e.g., timing windows)
- Requirements for appropriate buffers/setbacks or other environmental protection measures
- Elements or plans that are recommended as part of detailed design (if applicable) which may include:
 - Rehabilitation/landscape management plan
 - Wildlife management plan

If an ecological monitoring program is required, this will be identified and outlined in the EIS. Consideration will be given to the features present and potential requirements for compliance and/or effectiveness monitoring for proposed temporary (e.g., construction) and long-term (e.g., buffers) measures.

Figures and Photos

Figures will be provided within an appendix of the report. Figures will include: Study Area, proposed development plan, delineation of vegetation communities, delineation of woodlands and wetlands, locations of SAR and locally rare plant species, locations of breeding bird survey point locations, UTRCA regulation limit, all development constraints, buffers to development constraints, and wetland catchment area.

Photos of the site will be provided, which will include photos of the development area and vegetation communities.

References

The EIS will include a bibliography of secondary sources, reference material and policy documents used in the preparation of the EIS including but not limited to those listed in this Terms of Reference.

References used in this the preparation of the Terms of Reference:

Bird Canada, Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources. 2006. Ontario Breeding Bird Atlas. Accessed Online:

<http://www.birdsontario.org/atlas/index.jsp>

Department of Fisheries and Oceans. 2020. Aquatic species at risk map. Accessed Online: <https://www.dfo-mpo.gc.ca/species-especies/sara-lep/map-carte/index-eng.html>

Government of Ontario. 1990. Conservation Authorities Act, R.S.O. 1990, c. C.27.

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iNaturalist. 2025. Accessed Online: <https://www.inaturalist.org>

Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification for Southern Ontario: First Approximation and Its Application. Natural Resources, Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-02.

Ministry of Natural Resources and Forestry (MNRF). 2020. Natural Heritage Information Center (NHIC). Accessed Online: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Natural Resources and Forestry (MNRF). 2000. Significant Wildlife Habitat Technical Guide.

Ministry of Natural Resources and Forestry (MNRF). 2014. Significant Wildlife Habitat Mitigation Support Tool.

Ministry of Natural Resources and Forestry (MNRF). 2015. Significant Wildlife Habitat Criterion Schedules for Ecoregion 6E.

Ontario Butterfly Atlas. 2020. Accessed Online: <http://www.ontarioinsects.org/atlas/>

Ontario Ministry of Municipal Affairs and Housing (MMAH). 2024. Provincial Planning Statement. 60 pp.

Ontario Ministry of Natural Resources (OMNR). 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. 248 pp.

Ontario Ministry of Natural Resources List of Species at Risk. 2024. Accessed Online:

<https://www.ontario.ca/page/species-risk-ontario>

Ontario Reptile & Amphibian Atlas. 2024. Accessed Online: <https://www.ontarioinsects.org/herp/index.html>

Perth County. 2024. Interactive Mapping. [Perth County Public Map Viewer](#).

Perth County. 2024. Official Plan. October 17, 2024 Adoption. <https://www.perthcounty.ca/en/doing-business/new-official-plan.aspx>

Perth County. 2016. By-law 3557-2016. By-law to Regulate the Destruction or Injuring of Trees in Woodlands and Woodlots in the County of Perth.

Township of Perth South. 2025. Consolidated Zoning By-law 4-1999. Office Consolidation April 1, 2025.

<https://perthsouth.civicweb.net/filepro/documents/23585/>.

Township of Perth South.

APPENDIX 1 | EIS Table of Contents

The Table of Contents for the Final EIS will be as follows:

1. Introduction
 - 1.1 Policy Context
 - 1.1.1 Provincial Policy Statement
 - 1.1.2 Waterloo Region Official Plan
 - 1.1.3 City of Waterloo Official Plan
 - 1.1.4 Grand River Conservation Authority Policies and Regulations
2. Agency Correspondence
3. Policy Context
 - 3.1 Federal
 - 3.2 Provincial
 - 3.3 County and Municipal
4. Methods
 - 4.1 Secondary Source Review
 - 4.2 Field Surveys
 - 4.2.1 Flora Surveys and ELC
 - 4.2.2 General Habitat Assessment
 - 4.2.3 Breeding Bird Surveys
 - 4.2.4 Feature Staking
5. Existing Conditions
 - 5.1 Past and Present Land Use
 - 5.2 Physiography and Soils
 - 5.3 Surface and Groundwater
 - 5.4 Field Survey Results
 - 5.5 Species at Risk
 - 5.6 Significant Wildlife Habitat
6. Constraints and Recommendations
7. Proposed Development
8. Identification and Assessment of Impacts and Mitigation Measures
9. Policy Conformity
10. EIS Conclusions and Recommendations
11. Conclusions

Figure 2 | Proposed Development and Preliminary Constraints
3749 Line 20 Perth South

Legend

- Subject Property
- Proposed Development
- Wetlands (PSW)
- Woodland

Buffers

- Wetland Buffer (30m)
- Woodland Buffer (20m)

Proposed Development






Project Number 25-1504	Date: 2025-06-19	N ▲
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Map Produced by North South Environmental (NSE) Inc.
This map is proprietary and confidential and must not be duplicated or distributed by any means without permission of NSE.
Data Provided by: North South Environmental Inc.
Imagery: ESRI

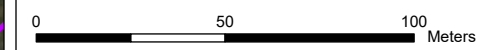


**Figure 3 | Upper Thames Region
Conservation Authority Regulated Area**
3749 Line 20 Perth South

Legend

-  Subject Property
-  Proposed Development
-  UTRCA Regulation Limit (2024-05-01)

Proposed Development



Project Number
25-1504

Date:
2025-06-19



Map Produced by North South Environmental (NSE) Inc.
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distributed by any means without permission of NSE.
Data Provided by: North South Environmental Inc.
Imagery: ESRI



APPENDIX F | Correspondences



RE: TOR for 3749 Line 20 Perth South

From Haylee Hallema <hhallema@perthcounty.ca>
Date Fri 8/8/2025 10:31 AM
To Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Cc Sal Spitale <sspitale@nsenvironmental.com>; Pauline Merkel <tp.merkel@quadro.net>

Thanks, Patrick. That would be sufficient.

Kind regards,

Haylee Hallema

Planner

Corporation of the County of Perth | 1 Huron St., Stratford, ON, N5A 5S4

T. 519-271-0531 x414 | C. 226-921-0947 | F. 519-273-5967 | Web: www.perthcounty.ca

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From: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Sent: August 8, 2025 10:23 AM
To: Haylee Hallema <hhallema@perthcounty.ca>
Cc: Sal Spitale <sspitale@nsenvironmental.com>; Pauline Merkel <tp.merkel@quadro.net>
Subject: Re: TOR for 3749 Line 20 Perth South

Thank you for the quick reply and update Haylee.

Is there someone else I should reach out to for doing a dripline survey?

I can also walk the dripline on my own with an Arrow GPS, which has an accuracy of approximately 50 cm for this task.

Cheers,



Sustainable solutions for natural systems

Patrick Strzalkowski (he/him)
M.Sc., B.Sc., ISA (ON-3250A)
Junior Ecologist

[905-854-1112 ext. 210](tel:905-854-1112)

From: Haylee Hallema <hhallema@perthcounty.ca>
Sent: Friday, August 8, 2025 10:17 AM

To: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Cc: Sal Spitale <sspitale@nsenvironmental.com>; Pauline Merkel <tp.merkel@quadro.net>
Subject: RE: TOR for 3749 Line 20 Perth South

Good morning Patrick,

Thank you for providing the information below. Please note I reached out to Marvin Smith regarding the drip line staking and this is not a service he provides. Please disregard my comment.

Kind regards,

Haylee Hallema

Planner

Corporation of the County of Perth | 1 Huron St., Stratford, ON, N5A 5S4

T. 519-271-0531 x414 | C. 226-921-0947 | F. 519-273-5967 | Web: www.perthcounty.ca

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From: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Sent: August 8, 2025 10:12 AM
To: Haylee Hallema <hallema@perthcounty.ca>
Cc: Sal Spitale <sspitale@nsenvironmental.com>; Pauline Merkel <tp.merkel@quadro.net>
Subject: Re: TOR for 3749 Line 20 Perth South

Good morning Haylee,

Thank you for your comments regarding our TOR for 3749 Line 20 Perth South. Please see my replies (red font) to your comments and let me know if they are satisfactory:

- Please provide additional details on servicing and temporary soil management (septic, hole for foundation, driveway)
 - Comments will be included in the EIS recommending that soil erosion fencing and other necessary erosion control measures be used for temporary storage of soil on the property.
 - Further details on servicing will be included in the EIS.
- If not completed – please complete the wetland staking as per the OWES (Ontario Wetland Evaluation System)
 - After speaking with Eric Gaskin from UTRCA, it was determined that a wetland staking was not necessary as the borders appear accurate and the development is >30 m from the wetland boundary (email chain attached).
- Woodland (Drip) line staking should be completed by Marvin Smith, Forestry By-law Officer
 - I will reach out to Marvin Smith to coordinate a woodland staking. I will also recommend moving the proposed driveway to outside of the woodland's 10 m buffer.
- Confirmation of maintaining grades and drainage should be provided and if required mitigation should mirror existing conditions. I.e. If the driveway blocks the flow of drainage please add a culvert with flow dissipation at the outlet.
 - Comments will be included in the EIS recommending that maintaining existing grades and drainage patterns post-development.
- Accuracy of GPS is fine for a rural setting.
- Incidental Wildlife surveys should also be noted.
 - Incidental wildlife observations will be included in the EIS.

Thank you again Haylee for your comments. Have a good weekend!

 <p>north-south ENVIRONMENTAL</p>	<p>Patrick Strzalkowski (he/him) M.Sc., B.Sc., ISA (ON-3250A) Junior Ecologist</p>
<p>Sustainable solutions for natural systems</p>	<p> 905-854-1112 ext. 210</p>

From: Haylee Hallema <hallema@perthcounty.ca>
Sent: Tuesday, July 22, 2025 2:42 PM
To: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Cc: Sal Spitale <sspitale@nsenvironmental.com>; Pauline Merkel <tp.merkel@quadro.net>
Subject: RE: TOR for 3749 Line 20 Perth South

Good afternoon Patrick,

Thank you for providing the TOR. I have had a chance to review and have the following comments to be taken into consideration:

- Please provide additional details on servicing and temporary soil management (septic, hole for foundation, driveway)
- If not completed – please complete the wetland staking as per the OWES (Ontario Wetland Evaluation System)
- Woodland (Drip) line staking should be completed by Marvin Smith, Forestry By-law Officer
- Confirmation of maintaining grades and drainage should be provided and if required mitigation should mirror existing conditions. I.e. If the driveway blocks the flow of drainage please add a culvert with flow dissipation at the outlet.
- Accuracy of GPS is fine for a rural setting.
- Incidental Wildlife surveys should also be noted.

If you have any questions, please don't hesitate to reach out.

Kind regards,

Haylee Hallema

Planner

Corporation of the County of Perth | 1 Huron St., Stratford, ON, N5A 5S4

T. 519-271-0531 x414 | C. 226-921-0947 | F. 519-273-5967 | Web: www.perthcounty.ca

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From: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>

Sent: June 26, 2025 4:39 PM

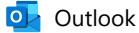
To: Haylee Hallema <hhallema@perthcounty.ca>

Cc: Sal Spitale <sspitale@nsenvironmental.com>; Pauline Merkel <tp.merkel@quadro.net>

Subject: RE: TOR for 3749 Line 20 Perth South

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Re: Wetland Staking at 3749 Line 20, Perth South

From Eric Gaskin <gaskine@thamesriver.ca>

Date Tue 7/15/2025 3:14 PM

To Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>; Eric Gaskin <gaskine@thamesriver.on.ca>; Pauline Merkel <tp.merkel@quadro.net>

Cc Sal Spitale <sspitale@nsenvironmental.com>; Dave Griffin <griffind@thamesriver.ca>

Hi Patrick,

Thanks for providing that level of confirmation. With that, I don't think it is necessary to bring our staff, as well as NSE staff (at the expense of the Merkel's), back out on site to review the wetland staking, especially considering the accuracy of the mapped PSW boundary.

To your other comments, I don't know if we ever really agreed to a minimum setback from the PSW for the laneway, but just that we would work with the Merkel's through the Section 28 Permitting process for any upgrades to the existing laneway and would not permit it any closer than existing. It does help seeing that the existing location of the laneway, and new laneway identified on a concept plan, so I appreciate that.

Our staff will work with Tony and Pauline through the permitting process with what will be required for the construction of the new laneway, and what would need to be included in the final concept drawing.

Please don't hesitate to reach out.

Kind Regards,



Eric Gaskin

Land Use Planner I

1424 Clarke Road, London, Ontario, N5V 5B9

519.451.2800 ext. 235

gaskine@thamesriver.ca

www.thamesriver.ca

All UTRCA email addresses are changing from **@thamesriver.on.ca** to **@thamesriver.ca**. Please update your address book and any distribution lists to ensure emails from our new addresses reach you. We will continue to receive emails sent to our old email addresses.

From: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>

Sent: July 14, 2025 4:11 PM

To: Eric Gaskin <gaskine@thamesriver.ca>; Eric Gaskin <gaskine@thamesriver.on.ca>; Pauline Merkel <tp.merkel@quadro.net>

Cc: Sal Spitale <sspitale@nsenvironmental.com>; Dave Griffin <griffind@thamesriver.ca>

Subject: RE: Wetland Staking at 3749 Line 20, Perth South

CAUTION: This email originated from outside of the UTRCA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Eric,

I have attached a map with the proposed placement of the house, the existing laneway, and the proposed laneway extension in relation to the PSW. I have been onsite twice now, and I do not dispute the boundaries of the PSW as they are mapped. Our understanding is that UTRCA requires that the laneway be a minimum of 10 m from the PSW and the house be a minimum of 30 m from the PSW. As the figure shows, these criteria will be met except where manicured space around the house will be placed. However, since the manicured area will be replacing crops, I do not see impact risk increasing. Do you still believe that a site walk to stake the wetland is necessary?

Thank you,



From: Eric Gaskin <gaskine@thamesriver.ca>
Sent: 7-Jul-25 15:26
To: Eric Gaskin <gaskine@thamesriver.on.ca>; Pauline Merkel <tp.merkel@quadro.net>; Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Cc: Sal Spitale <sspitale@nsenvironmental.com>; Dave Griffin <griffind@thamesriver.ca>
Subject: Re: Wetland Staking at 3749 Line 20, Perth South

Hi Again,

Apologies, but I was looking at the wrong dates in August. UT staff is available for Wednesday August 13th, not the 11th. Please advise if this date works.

Kind Regards,

UPPER THAMES RIVER

CONSERVATION AUTHORITY

Eric Gaskin
Land Use Planner I

1424 Clarke Road, London, Ontario, N5V 5B9
519.451.2800 ext. 235
gaskine@thamesriver.ca
www.thamesriver.ca

All UTRCA email addresses are changing from **@thamesriver.on.ca** to **@thamesriver.ca**. Please update your address book and any distribution lists to ensure emails from our new addresses reach you. We will continue to receive emails sent to our old email addresses.

From: Eric Gaskin <gaskine@thamesriver.on.ca>
Sent: July 7, 2025 1:14 PM
To: Pauline Merkel <tp.merkel@quadro.net>; pstrzalkowski@nsenvironmental.com <pstrzalkowski@nsenvironmental.com>
Cc: Sal Spitale <sspitale@nsenvironmental.com>; Dave Griffin <griffind@thamesriver.ca>
Subject: Re: Wetland Staking at 3749 Line 20, Perth South

Hi Pauline,

It is good to hear from you. As someone who LOVES heat, I am enjoying this summer so far. I hope all is well with you.

Our staff would be happy to attend a site visit with NSE to confirm their wetland boundary, and August 11th works well with our schedules right now. Patrick, if you could confirm what time works best for you, we'll get that booked in our calendars and see you on the 11th.

Kind Regards,

UPPER THAMES RIVER

CONSERVATION AUTHORITY

Eric Gaskin
Land Use Planner I

1424 Clarke Road, London, Ontario, N5V 5B9
519.451.2800 ext. 235
gaskine@thamesriver.ca
www.thamesriver.ca

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From: Pauline Merkel <tp.merkel@quadro.net>
Sent: July 7, 2025 9:59 AM
To: Dave Griffin <griffind@thamesriver.on.ca>; Eric Gaskin <gaskine@thamesriver.on.ca>
Subject: Fwd: Wetland Staking at 3749 Line 20, Perth South

You don't often get email from tp.merkel@quadro.net. [Learn why this is important](#)

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Good morning Dave and Eric,

Hope you are both doing well and enjoying the hot summer.

I am forwarding this message from the ecologist doing the field surveys for the required EIS for our property. Since you both have been here, and are familiar with our proposed development, I thought I'd forward this directly to you.

Thanks,
Pauline

Begin forwarded message:

From: Patrick Strzalkowski <pstrzalkowski@nsenvironmental.com>
Subject: Wetland Staking at 3749 Line 20, Perth South
Date: July 4, 2025 at 2:51:13 PM EDT
To: "regulationsinquiry@thamesriver.ca" <regulationsinquiry@thamesriver.ca>
Cc: Sal Spitale <sspitale@nsenvironmental.com>, "tp.merkel@quadro.net" <tp.merkel@quadro.net>

Hello UTRCA,

There is a proposed development of a single residential house at 3749 Line 20, Perth South. The fieldwork for the EIS is currently in progress. There is a PSW (Gillard Drain Wetland Complex) within and adjacent to the subject property. The proposed development is a single detached house and a driveway from Line 20 that will mostly follow an existing laneway. There is not yet a finalized drawing of the development, but I have attached a figure of the approximate footprint of the house, which is located outside of UTRCA regulated area. The current laneway is partially within UTRCA regulated area. The proposed house and the current laneway are outside of the PSW.

I have been onsite to perform initial field surveys. Although there are some areas where I think the limit of the PSW could be refined, it should not conflict with 30 m buffers from the proposed development. I would like to inquire whether UTRCA would like to perform a site walk and stake the wetland at this property, and if so, would someone be available the week of August 11th?

I am also happy to discuss this property further or to answer any other questions.

Thank you for your time,



Sustainable solutions for natural systems

Patrick Strzalkowski (he/him)
M.Sc., B.Sc., ISA (ON-3250A)
Junior Ecologist



| [905-854-1112 ext. 210](tel:905-854-1112)



| pstrzalkowski@nsenvironmental.com



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May 22, 2026

Haylee Hallema

Planner, Corporation of the County of Perth

Via email: hhallema@perthcounty.ca;

cc: mevans@perthcounty.ca, mdouglas@nrsl.on.ca, tp.merkel@quadro.net

RE: Environmental Impact Study Addendum - 3749 Line 20, Perth South

North-South Environmental Inc. (NSE) has been retained to complete an Environmental Impact Study (EIS) for a site plan application for the construction of a single detached dwelling and associated driveway in Perth South, Ontario (the 'subject property'). The original EIS (dated November 12, 2025) was submitted to Perth County, and comments were provided by the County's peer reviewer, Natural Resource Solutions Inc. (NRSI; dated May 12, 2026).

The peer review letter outlined that the original EIS demonstrates conformity with applicable natural heritage policies and has accurately characterized natural features within the study area (i.e., subject property and surrounding 120 m); however, comments were provided to address concerns regarding potential impacts to natural features adjacent to the northern driveway entrance. This EIS Addendum includes a comment response matrix to address the outstanding comments provided on the initial submission.

Please do not hesitate to contact us should you want to discuss any of these comments further.

Sincerely,



Nathan DeCarlo, B.Sc., MES
Senior Ecologist
North-South Environmental



Sal Spitale, B.Sc., MES.
Principal | Senior Ecologist
North-South Environmental

Comment Response Matrix for the First Submission of the EIS for 3749 Line 20, Perth South

#	NRSI Comments on First Submission of EIS (May 12, 2026)	NSE Responses (May 22, 2026)
1.	<p>Based on NRSI staff review of Schedule B - Perth South Land Use Designation, the two designations that overlap the subject property and fall within the identified study area are Provincially Significant Wetland and Natural Heritage Features Overlay (not Natural Heritage). The <i>Natural Heritage Features Overlay</i> is used to designate and protect Natural Heritage Systems located outside of settlement areas.</p> <p>The policies identified under this section are still applicable and this is considered a minor comment/ clarification.</p>	<p>Acknowledged. As flagged by NRSI, the policy context and conformity assessment remain applicable for <i>Natural Heritage Feature Overlay</i> land-use designation for the study area.</p>
2.	<p>The EIS states the following under Section 3.3.1.2 "<i>Schedule 'A' (Perth South Land Use Designation): Portions of the Study Area are identified as 'Natural Environment', including woodlands and a PSW</i>".</p> <p>It is likely the author meant <i>Schedule 'B' (Perth South Land Use Designation)</i>, and as stated in Comment 1, the woodlands and PSW are mapped as "Natural Heritage Features Overlay".</p> <p>This reference to Schedule A is also present within the Introduction on page 2 and in Section 3.2.3.2 on page 7 of the EIS.</p>	<p>NSE confirms that the EIS should reference Schedule B, rather than Schedule A in Section 3.3.1.2.</p> <p>Further, the 'Natural Environment' designations were based on the previous consolidation of the Perth County Official Plan and have been updated to 'Natural Heritage Features Overlay' and 'Provincially Significant Wetland' on Schedule B to the in-effect consolidation of the Official Plan. As outlined in Comment #1 above, the policy context and assessment remain applicable for the study area.</p>
3.	<p>The authors reference "Perth County Official Plan (2020)" in this section, it is assumed that the correct reference year would be 2025. Also, there is no Section 11.5 of the 2025 Perth County Official Plan. Further clarification of the reference used in this section is required.</p>	<p>NSE confirms that the reference should be updated to the 2025 consolidation of the Perth County Official Plan.</p> <p>The Zoning By-law No. 4 - 1999 (Office Consolidation April 1, 2026) still references Section 11.5 in the County Official Plan; however, this reference should be updated to Section 3.7.6 - Adjacent Land Studies, which outlines the requirement for an EIS.</p>
4.	<p>The methodologies used to conduct background and secondary source review, and field work are appropriate for the completion of the EIS.</p>	<p>Acknowledged.</p>
5.	<p>While this section references policies that have since been revoked and replaced under the <i>Species Conservation Act (SCA)</i>, NRSI is of the opinion that the information presented remains applicable, and no impacts are anticipated to species currently listed under the SCA or the <i>Species at Risk Act (SARA)</i>. It is recommended that a statement be included in the addendum letter confirming that the proposed development and associated construction activities will be carried out in conformance with the SCA and the SARA.</p>	<p>NSE acknowledges that the SCA has now been enacted and agrees with NRSI's assessment that the information in the initial submission remains applicable and no impacts to species at risk (SAR) protected under the SCA or SARA are anticipated.</p> <p>NSE confirms that the proposed development and associated construction activities will be carried out in conformance with the SCA and SARA.</p>
6.	<p>Bank Swallow habitat in the form of "an exposed bluff due to sand pit" was identified within the study area. It is recommended that the location of this potential habitat is identified on mapping to better understand impacts to the potential habitat.</p>	<p>The 'exposed bluff' consists of an existing sand pit at the southern extent of the study area, immediately west of the FOD8-1 (refer to Figure 3b in the original EIS). While this bluff may provide marginally suitable habitat, no individuals or evidence of nesting was documented during field investigations.</p>

#	NRSI Comments on First Submission of EIS (May 12, 2026)	NSE Responses (May 22, 2026)
		Regulated habitat for Bank Swallow on non-federal lands is limited to their occupied burrow (per the residence description under SARA and protection of the nests of MBCA-listed SAR under SARA [refer to policy 58(5.1)]). As this sand pit is not being altered and there is no active Bank Swallow nesting, no impacts are anticipated and additional mapping has not been completed.
7.	<p>NRSI staff agree with the characterization of the Natural Heritage and Regulatory Constraints presented within this section. As identified in minor comment # 1, the Significant Woodland would be included under the Natural Heritage Features Overlay on Schedule B.</p> <p>It is understood that the UTRCA did not request a wetland boundary review and that the illustrated 30 m buffer is based on limits provided by the UTRCA, rather than the vegetation communities delineated by NSE. However, the use of the UTRCA-mapped wetland boundary to define the 30 m wetland buffer appears to be the more conservative approach with respect to the buffer location adjacent to the proposed development, and in either case, the development would be located outside of a 30 m buffer.</p>	<p>NSE agrees that the Significant Woodland would be considered under the Natural Heritage Feature Overlay, as opposed to the 'Natural Environment' designation that is no longer in effect. Please refer to Comment #1 and NSE's associated response.</p> <p>NSE confirms that no wetland staking was required by agencies, as outlined in Appendix F to the EIS. The illustrated PSW limit is based on the provincial wetland mapping (GeoSpatial Ontario), which was verified in the field by NSE. Please refer to the UTRCA correspondence in Appendix F in the original EIS.</p>
8.	<p>It is understood that the proposed driveway will connect to an existing gravel laneway that is located outside of the subject property. Based on correspondence from the Upper Thames Conservation Authority (July 15, 2025; Appendix F), there may be discussions regarding potential upgrades to the existing driveway. In addition, it is anticipated that large equipment will need to access the site via the existing driveway to facilitate construction of the proposed dwelling, which could result in disturbance to the edge of the adjacent SWM6-2 community that closely borders the access laneway in the north.</p> <p>As this community has been identified as providing assumed Confirmed Bat Maternity Colony habitat, it is recommended that temporary tree protection fencing be installed along the boundary of the SWM6-2 feature adjacent to the northern driveway access. This mitigation measure will help minimize potential impacts from heavy equipment accessing the site on the vegetation community, including any associated potential bat habitat.</p> <p>It is understood by NRSI staff that the applicants own the proposed shared driveway and adjacent western property and therefore installation and maintenance of the proposed temporary tree protection fencing throughout the active construction period should not be an issue.</p>	<p>As discussed through email correspondence between NSE and NRSI (dated May 14, 2026; Attachment A to this letter), an alternative access route has been recommended to avoid the need for any large equipment using the existing laneway within 10 m of the dripline. As there is no change in the future use of the laneway (i.e., for personal vehicle access) within 10 m of dripline, impacts can be avoided to the woodland, wetland, and associated SWH. In applying this alternative access route, it is NSE's opinion that tree protection fencing and additional mitigation measures are not warranted. The alternative access route is depicted on an updated Figure 4 to the EIS, provided in Attachment A.</p> <p>NRSI has agreed to this assessment in principle, based on the email correspondence included in Attachment A.</p> <p>Further, NSE has confirmed through communication with the landowner that there are no plans to upgrade the existing driveway. As such, no additional assessment or updates to the EIS are warranted.</p>
9.	<p>Similar to the comment above, further clarification is required regarding how heavy machinery will be prevented from operating within 10 m of the Significant Woodland, given that the proposed site access is located within this buffer boundary. Additional mitigation measures should be considered and recommended in areas where the existing driveway overlaps with the 10 m woodland buffer as shown on Figure 4 of the EIS.</p> <p>One potential mitigation measure includes the installation of moderate root zone compaction protection (see Figure 1 below), which would be installed over the existing driveway that is located</p>	<p>Please refer to the comment response provided for Comment #8 above regarding an alternative access route for heavy machinery during construction. As outlined above, this alternative access will avoid the need to use existing laneway within 10 m of the dripline of the Significant Woodland.</p> <p>NRSI has agreed to this assessment in principle, based on the email correspondence included in Attachment A.</p>

#	NRSI Comments on First Submission of EIS (May 12, 2026)	NSE Responses (May 22, 2026)
	<p>within the 10 m woodland buffer, to further minimize potential impacts to the roots of trees located within the Significant Woodland / SWM6-2 feature.</p> <p>As mentioned in comment 8, it is understood that the applicants own the proposed shared driveway and therefore installation and maintenance of the proposed root zone compaction mitigation measure throughout the active construction period should not be an issue.</p>	
10.	<p>Aside from the concerns outlined in Comments 8 and 9, NRSI staff are satisfied with the recommendations presented in Section 8 and 10 of the EIS. It is anticipated that implementation of these recommendations, together with those identified in Comments 8 and 9 of this peer review, will sufficiently mitigate potential negative impacts to the natural heritage features located within and adjacent to the subject property.</p>	Acknowledged.

ATTACHMENT A | Agency Correspondence and Updated Figure

From: Meghan Douglas <mdouglas@nrsi.on.ca>
Sent: May 14, 2026 1:44 PM
To: Sal Spitale <sspitale@nsenvironmental.com>; Haylee Hallema <hhallema@perthcounty.ca>
Cc: 'Pauline Merkel' <tp.merkel@quadro.net>
Subject: Re: Perth County peer review submission (Proj3747)

Hi Sal,

Thank you for your email. Based on what you have described. Comments 8 and 9 will be suitably addressed with an alternative access route. No concerns with the existing access laneway being used by personal vehicle use.

Thanks,



Meghan Douglas B.Sc. ERPG Certified Arborist

Terrestrial and Wetland Biologist

Natural Resource Solutions Inc.

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Over 25 years of environmental consulting excellence

From: Sal Spitale <sspitale@nsenvironmental.com>
Sent: May 14, 2026 1:34 PM
To: Haylee Hallema <hhallema@perthcounty.ca>
Cc: 'Pauline Merkel' <tp.merkel@quadro.net>; Meghan Douglas <mdouglas@nrsi.on.ca>
Subject: RE: Perth County peer review submission (Proj3747)

Good afternoon Haylee,

You don't often get email from sspitale@nsenvironmental.com. [Learn why this is important](#)

Thank you for forwarding me the peer review comments from NRSI. The comments are clear and directive which helps with addressing them through an EIS Addendum as requested.

I have also reviewed the e-mail correspondence from Tony and Pauline and spoken with them regarding their suggestion to address comments #8 and #9. In summary, they are suggesting that for the construction of the house, they provide an alternative access to the existing laneway that would ensure any vehicle traffic is located well outside the 10 m dripline to the trees in the swamp. By providing this alternative access, they avoid any impacts to the trees and their rooting zones during construction, thereby eliminating the need for any mitigation to those trees and their root zones. I did ask about potential future upgrades of the existing laneway and they assured me they have no plans to upgrade the driveway. The future use of the existing laneway by personal vehicles is not expected to introduce any adverse impacts to the trees and their root zones considering past and current use by farming equipment.

I intent to respond to comments #8 and #9 based on the above understanding. I would also append a figure to the EIS Addendum letter showing the access route during construction noting that no heavy machinery / construction access would be permitted along the portion of the existing laneway that is in close proximity to the swamp (i.e., the first approximately 40 m of the existing laneway).

Please confirm with me that this approach to avoid impacting existing trees, by providing an alternative construction access driveway, would be sufficient to address comments #8 and #9 without the need for additional mitigative measures.

With thanks,
Sal



Sustainable solutions for natural systems

Sal Spitale (he/him)

B.Sc., M.E.S.

Principal | Senior Ecologist

📞 905-854-1112

📠 [226-605-5090](mailto:sspitale@nsenvironmental.com)

Figure 4 | Proposed Development and Preliminary Constraints
3749 Line 20 Perth South



Legend

- Subject Property
 - Wetlands (PSW)
 - Woodlands
 - Significant Wildlife Habitat (SWH)
- Buffers**
- Wetland Buffer (30m)
 - Woodland Buffer (10m)
 - SWH Buffer (10m)
- Site Plan**
- Existing Laneway
 - Proposed Alternative Access Route
 - Proposed Building
 - Proposed Driveway
 - Proposed Manicured Area



Project Number
25-1504

Date:
2026-05-22



Map Produced by North South Environmental (NSE) Inc.
This map is proprietary and confidential and must not be duplicated or distributed by any means without permission of NSE.
Data Provided by: North South Environmental Inc.
Imagery: ESRI





May 25, 2026

Project No. 3747

Haylee Hallema
Corporation of the County of Perth
1 Huron Street, Stratford ON
N5A 5S4

Dear: Ms. Hallema

**RE: Environmental Impact Study Addendum - 3749 Line 20, Perth South
Peer Review Response**

Natural Resource Solutions Inc. (NRSI) was retained by the County of Perth in April 2026 to provide peer review services relating to a Site Plan application for the property located at 3749 Line 20 in the Township of Perth South, Ontario. This peer review includes a review and response of the letter *Environmental Impact Study Addendum – 3749 Line 20, Perth South* prepared by North-South Environmental (NSE), dated May 22, 2026. This addendum letter was provided in response to the peer review comments that NRSI provided on May 12, 2026 for the original Environmental Impact Study (EIS) that was prepared by NSE, dated November 12, 2025.

Based on our review of the addendum letter, it is our opinion that the material provided demonstrates conformity with the natural heritage policies of the County of Perth Official Plan (2025) and the Provincial Planning Statement (2024), supporting the proposed construction of a single detached dwelling and associated driveway.

In our opinion, NSE has appropriately addressed the previous comments provided by NRSI on May 12, 2026. We understand that an alternative access route has been recommended for use during construction of the proposed dwelling to avoid large equipment travelling along the existing laneway within 10 m of the dripline. NRSI staff support the location of this proposed access route. In our opinion, this mitigation measure is appropriate and will avoid potential impacts to the identified woodland, wetland, and associated Significant Wildlife Habitat within the study area during construction.

Should you have any questions or comments regarding these peer review comments, please do not hesitate to contact us.

Sincerely,
Natural Resource Solutions Inc.

Meghan Douglas
Terrestrial and Wetland Biologist and
Certified Arborist

Ryan Archer
Senior Terrestrial and Wetland Biologist



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Perth South Drinking Water Systems Client Operations Report First Quarter 2026

Sebringville Drinking Water System
St. Pauls Drinking Water System
Kirkton-Woodham Small Drinking Water System

Ontario Clean Water Agency, Southwest Region
Sam Sianas, Regional Hub Manager
Susan Budden, Business Development Manager
Stephanie Simpson, Safety, Process and Compliance Manager
Anton Wasilka, Senior Operations Manager
Ken Bettles, Director of Public Works, Perth South
Issue Date: May 15, 2026

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Compliance Summary

Sebringville DWS

An AWQI was reported on January 16th after regulatory 60-month fluoride samples, collected on January 13th returned a concentration of 2.27 mg/L, exceeding the regulatory maximum concentration limit of 1.5 mg/L. A re-sample was collected on January 16th and returned a result of 2.29 mg/l. The townships Director of Public Works was provided a letter notifying users of the DWS of elevated fluoride levels and an accompanying fluoride information sheet from the Health Unit. These forms were uploaded to the township's website and were distributed to users of the Sebringville DWS in their next water bill.

An AWQI was reported on January 23rd after a treated water chlorine residual grab sample of 0.03 mg/L was obtained while switching from an alternate water supply to the newly commissioned Well # 2. Operations staff restored secondary disinfection and flushed the system until a satisfactory residual was obtained.

On January 29th, the well pump detached from the drop pipe within Well #2, resulting in the inability to supply water to the well house and distribution system. An AWQI was reported after the well pump failure resulted in an extended loss of distribution system pressure. Hauler trucks were brought to site to provide an alternate water source while the well pump was re-attached to the drop pipe and the well disinfected. A precautionary boil water advisory (BWA) was issued upon returning the well to service on January 29th, and lifted on February 2nd after receipt of satisfactory microbiological sample results.

A low chlorine event on March 21st was reported as an AWQI after operations staff observed a reading of 0.00 mg/L on the online chlorine analyzer, and obtained a chlorine residual grab sample of 0.02 mg/L. Troubleshooting efforts identified low pressure within one of the lines between one of the chemical dosing pumps, and the chemical injectors, likely due to a faulty pump failing to maintain sufficient pressure. The faulty pump was isolated from the DWS, and the second chlorine dosing pump put into service. Chlorine pressure was restored and the DWS system flushed until a satisfactory residual was obtained.

Please refer to **Appendix A: Treated Water Monitoring** for additional event details.

St. Pauls DWS

An AWQI was reported after regulatory 60-month fluoride samples, collected on January 13th, returned a concentration of 1.85 mg/L. The regulatory concentration limit is 1.5 mg/L. A re-sample was collected on January 16th and returned a concentration of 1.43 mg/L.

Please refer to **Appendix B: Treated Water Monitoring** for additional event details.

DWQMS Summary

The Drinking Water Quality Management Standard (DWQMS) is required to be implemented for all municipal drinking water systems in Ontario. To meet the requirements of the DWQMS, OCWA has a

Quality and Environmental Management System (QEMS) in place. This QEMS includes an Operational Plan which identifies procedures OCWA has that follows the DWQMS.

The system involves continual improvement, where action items are generated from performing annual audits of the system. The Internal Audit for the St. Paul's and Sebringville DWS's was conducted by OCWA on February 2, 2026. The annual Management Review was completed on February 10th, 2026, and the 12-month Risk Assessment was conducted at the same time. The External Surveillance audit was conducted on March 6th by Sandra Tavares, where four OFI's were identified. The OFI's are related to minimizing the duplication of information and providing additional clarity regarding UV Critical Control Point limits and drinking water system descriptions. Implementation of the identified OFI's is ongoing, and suggested revisions to the operational plans are to be incorporated into the DWQMS version 3.0 templates throughout 2026 and 2027.

All monthly treated water microbiological samples were obtained for the Kirkton-Woodham Community Center Well Small Drinking Water System, in accordance with the Huron County Public Health Directive. Distribution samples are only required during the summer months when water is supplied to users. It is anticipated distribution water samples will be collected between April and October, 2026. Refer to Table 1, below and appendices for more details.

Table 1. Compliance summary

	Sebringville DWS				St. Pauls DWS				Kirkton SDWS			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
# Non-compliances	0	-	-	-	0	-	-	-	0	-	-	-
# AWQIs	4	-	-	-	1	-	-	-	0	-	-	-
# TW Microbiological Samples	2	-	-	-	0	-	-	-	3	-	-	-
# DW Microbiological Samples	18	-	-	-	5	-	-	-	N/A	-	-	-
# DW Free Chlorine Residuals	26	-	-	-	27	-	-	-	N/A	-	-	-

Maintenance and Capital Activities

Routine maintenance is performed on the equipment as scheduled in OCWA's Workplace Management System (WMS). The table below provides a summary of the work order completion for 2026. The Corrective row below includes call-backs and emergency callouts.

Table 2. Maintenance and capital activities summary

Work Order Completion	Q1	Q2	Q3	Q4
Preventative Maintenance	38	-	-	-
Operational	24	-	-	-
Corrective	3	-	-	-
Capital	2	-	-	-

St. Pauls Drinking Water System

Jan 6 – Quarterly samples – THM’s, HAA’s, Nitrates and Nitrites
Jan 30 – Monthly generator run test; generator failed, topped up coolant, no further issues; changed chemical injectors and completed chlorine analyzer maintenance
Feb 2 – Annual internal audit completed
Feb 6 – Testing alarms
Feb 11 – Annual management review and 12-month risk assessment completed
Feb 25 – Monthly generator run test, chlorine analyzer maintenance, and chemical injectors replaced
Feb 27 – Submitted 2025 annual report
Mar 2 – Downloaded data logger files
Mar 3 – Schedule 15.1 lead, alkalinity, and pH samples collected
Mar 6 – Annual third party external surveillance audit completed
Mar 19 – Emergency eyewash station inspection
Mar 20 – Submitted 2025 PTTW report
Mar 24 – Monthly generator test run and chlorine analyzer maintenance completed; changed chemical injectors

Sebringville Drinking Water System

Jan 6 – Quarterly HAA, THM, Nitrite and Nitrate samples collected
Jan 19 – Removed pump from Well #1 and disinfected prior to installation in Well #2
Jan 21 – Well #2 disinfected and capped
Jan 30 – Chlorine analyzer maintenance, change chemical injectors and completed generator run test; generator required coolant top-up
Feb 3 – Call back for UV fault alarm
Feb 11 – Installed new conduit and ran wire from motor starter to new well pump location
Feb 27 – Submitted 2025 annual report
Mar 2 – Download data logger files
Mar 3 – Collected Schedule 15.1 lead, alkalinity, and pH samples
Mar 19 – Emergency eye wash station inspection and fluid change
Mar 20 – Submitted 2025 PTTW report
Mar 21 – Call back for low chlorine alarm; faulty chlorine pump not holding pressure
Mar 25 – Monthly generator run test; low chlorine alarm after chlorine pump controller reset to alternating operation while pump 1 was isolated from system for repairs

Kirkton-Woodham Small Drinking Water System

Jan 6 – Collected monthly TW samples
Feb 3 – Collected monthly TW samples
Mar 3 – Collected monthly TW samples

Summary of Community Concerns

There were two community complaints received for the Sebringville DWS during the reporting period. On January 23rd, a complaint was received regarding discolored water. The complainant was advised that work was being conducted at the well house while the drinking water system was transitioning from the alternate water supply and Well #2 was being brought online. The complainant was advised there have been no adverse test results received from the daily bacteriological samples or the chlorine residuals from the hauler trucks, and to flush their piping once the water use restrictions were lifted.

On January 29th, multiple complaints for low/no water pressure were received from residents of Boyce St. in Sebringville. The complainants were advised of an issue with the well pump, and that arrangements had been made to provide an alternate water source while corrective efforts are underway.

Summary of Health and Safety

The annual workplace inspections typically occur within the fourth quarter, refer to the table below for a summary of results.

Table 3. Health and safety inspection summary

Location	Annual Inspection Completion Date	# Action Items Identified	# Action Items Completed
Sebringville DWS	Nov. 3, 2025	0	0
St. Paul's DWS	Nov. 3, 2025	1	1
Kirkton SDWS	Feb. 24, 2026	1	1

Alarm Summary

Table 4. Alarm summary

	Sebringville DWS	St. Paul's DWS	Kirkton SDWS
Q1	7	2	0
Q2	–	–	–
Q3	–	–	–
Q4	–	–	–
TOTAL	–	–	–

Appendix A: Performance Assessment Report-Sebringville Drinking Water System

Facility Name:	Sebringville Drinking Water System
Classification:	Limited Ground Water System
System Type:	Small Municipal Residential
DWS #	260003084
Population Served:	90
Facilities:	Well House (199 Boyce St)

Flow Monitoring

The Sebringville DWS pumps water from its onsite well, where the raw water flow is measured to ensure compliance with the Permit to take Water (PTTW) limits, and for the rated treated water capacity listed the Municipal Drinking Water Licence (MDWL). Both the PTTW and MDWL limit the flow to 281.5 m³/d. The average daily flow so far for 2026 is 22.2 m³/d; refer to Figure 1 for a comparison of 2025 average daily flows for each month to 2026 flows. The maximum daily flow recorded during the first quarter of 2026 is 38.9 m³/d. Refer to Figure 2 for a comparison of the maximum daily flow recorded each month so far in 2026 against 2025 flows. The system is currently operating at 8 % of its rated capacity.

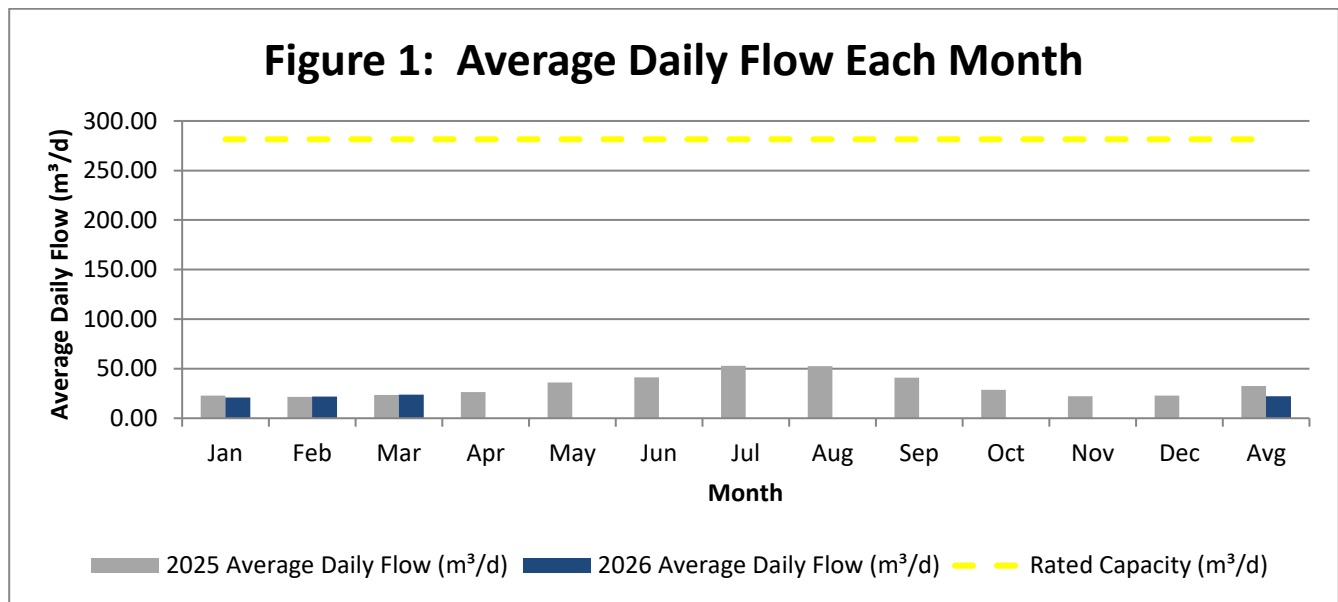


Figure 1. Average daily flows for each month.

Figure 2: Maximum Daily Flow each Month

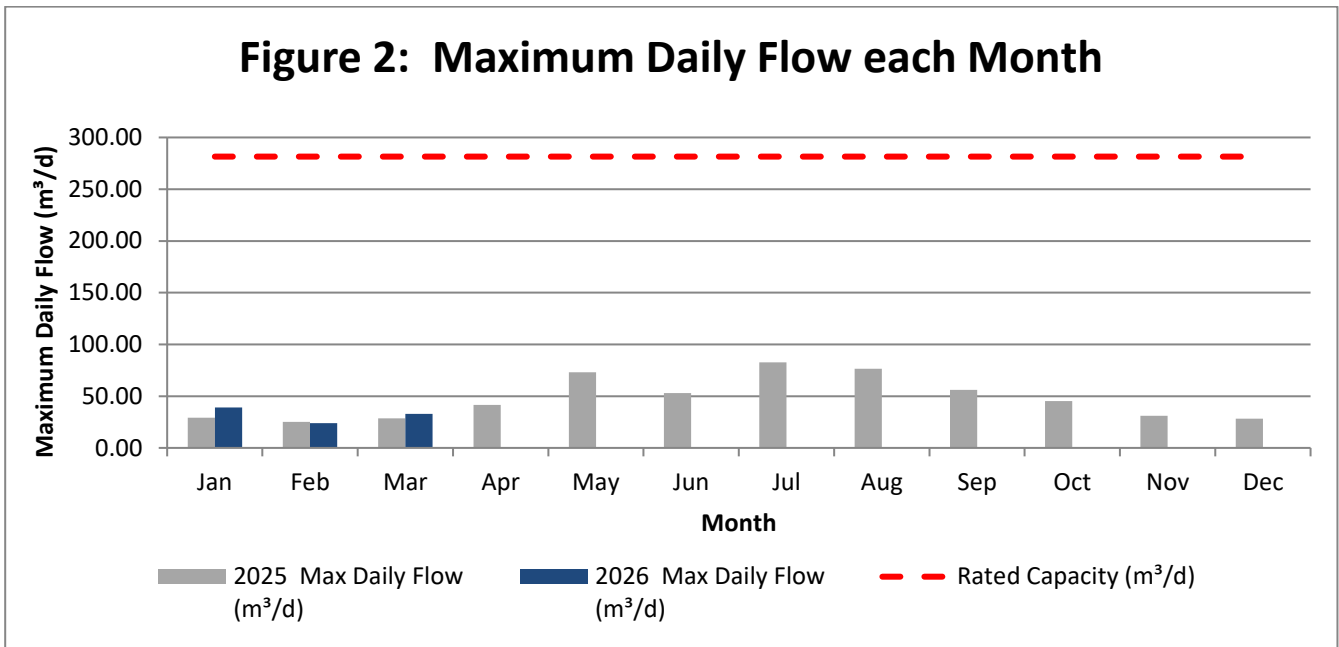


Figure 2. Maximum daily flows for each month.

Raw Water Monitoring

The raw water is sampled monthly and tested for *E. coli*, Total Coliforms and Turbidity, to meet regulatory requirements. Following the October 14th, 2025 camera inspection of the below grade components of Well #1, the raw water *E. coli*, Total Coliform, and Turbidity monitoring schedule was increased from monthly to weekly until Well #2 was completed and placed into service on January 23rd, 2026. Two (2) additional sets of raw water samples were collected and tested for *E. coli* and Total Coliforms, per regulatory requirements, after Well #2 was disinfected and prior to placing it into service. Two (2) sets of microbiological samples were also collected after Well #2 was again disinfected following corrective actions taken in response to a well pump failure on January 29th (see Table 5).

There is no regulatory limit for raw water samples, however, we expect to see concentrations for Total Coliform and *E. coli* to be zero (0) for the groundwater source. Turbidity results should be less than 1 NTU for the raw water, with an aesthetic objective at the point of consumption of less than 5 NTU. Table 5 identifies the number of samples taken each quarter along with the range of results.

Table 5: Raw Microbiological Results

	# Samples	Total Coliform Range (cfu/100mL)	E. coli Range (cfu/100mL)	Turbidity Range (NTU)
Q1	9	0-0	0-0	0.20-0.88
Q2	–	–	–	–
Q3	–	–	–	–
Q4	–	–	–	–

The PTTW requires monthly levels of the well to be taken at the static level. Refer to Table 6 for a summary of the levels recorded for the well.

Table 6: Well Levels

	# Samples	Min Level (ft)	Max Level (ft)
Q1	3	29.5	34.0
Q2	–	–	–
Q3	–	–	–
Q4	–	–	–

Treated Water Monitoring

The raw water is treated using UV disinfection to meet primary disinfection requirements. Liquid sodium hypochlorite is utilized to meet secondary disinfection requirements and then the water is analyzed for free chlorine residual. This residual is continuously monitored by a chlorine analyzer, the minimum, maximum and average values for each month are identified in Figure 3.

An AWQI was reported on January 16th after regulatory 60-month fluoride samples, collected on January 13th, returned a result of 2.27 mg/L, exceeding the regulatory concentration limit of 1.5 mg/L. A re-sample was collected on January 16th and returned a result of 2.29 mg/l. The townships Director of Public Works was provided a letter notifying users of the DWS of elevated fluoride levels and an accompanying fluoride information sheet from the Health Unit. These forms were uploaded to the township's website and were distributed to users of the Sebringville DWS in their next water bill.

On January 23rd operations staff placed the newly commissioned Well #2 into service for the first time. Shortly after placing the well into service, operations staff observed decreasing chlorine residuals on the online analyzer. Operations staff collected a chlorine residual grab sample to confirm the analyzer readings and began flushing the system. An AWQI was reported after operations staff obtained a treated water chlorine residual of 0.03 mg/L. Troubleshooting by operations staff identified a chlorine dosing pump had lost its prime, resulting in insufficient chlorine dosages to the water.

The chlorine pump was operated in manual control to re-prime the chlorine lines and restore secondary disinfection, however, manual operation and re-priming of the chlorine dosing pump resulted in a subsequent high chlorine alarm. Residuals increased to 2.81 mg/L on the chlorine analyzer (see Figure 3 for the maximum January Cl₂ residual), and a grab sample residual of 3.20 mg/L was obtained before residuals returned to the system's normal operating range.

A high chlorine alarm occurred on January 28th after completing monthly maintenance on the chlorine pumps and dosing system. Operations staff ran the chlorine dosing pumps in local control to purge air from the chlorine lines, resulting in analyzer chlorine residuals increasing to 2.47 mg/L. Operations staff reduced the chlorine pump stroke length and began flushing the system until a satisfactory residual was obtained.

On January 29th, a high chlorine event occurred while manually cycling the well pump to troubleshoot a backflow issue within the drop pipe of Well #2 once the well pump shut off. The pump detached from the drop from the drop pipe during the manual cycling, resulting in the inability to supply water to the well house and distribution system. An AWQI was reported after the well pump failure resulted in an extended loss of distribution system pressure.

The loss of distribution pressure also caused a loss of flow to the chlorine analyzer, resulting in a reading of 0.00 mg/L (see Figure 3 for the minimum January Cl₂ residual). Hauler trucks were brought to site to provide an alternate water source while the well pump was re-attached to the drop pipe and the well, and all components to be inserted into the well casing, were disinfected. A precautionary boil water advisory (BWA) was issued upon returning the well to service on January 29th, and lifted on February 2nd after receipt of satisfactory microbiological sample results.

A high chlorine event occurred February 25th after the chlorine dosing pump was ran in local control to purge air from the chlorine lines during the monthly chemical injector and analyzer maintenance. The operator flushed the system until a residual within the system's normal operating range was obtained before calibrating the chlorine analyzer to a grab sample result.

A low chlorine event on March 21st was reported as an AWQI after operations staff responding to the alarm observed a reading of 0.00 mg/L on the online chlorine analyzer (see Figure 3 minimum March Cl₂ residual), and obtained a chlorine residual grab sample of 0.02 mg/L. Troubleshooting efforts identified low pressure and air bubbles within the chlorine line between one of the chemical dosing pumps, and the chemical injectors, likely due to a faulty pump failing to maintain sufficient pressure. The faulty pump was isolated from the DWS, and the second chlorine dosing pump put into service. Chlorine pressure was restored and the DWS system flushed until a satisfactory residual was obtained.

A low chlorine alarm occurred on March 25th after a power failure caused the chlorine pump controller to revert to its default setting of alternate pump operation. On well cycles where the faulty chlorine pump, which had been isolated from the system after the March 21st alarm event, was selected as the duty pump, insufficient chlorine dosages caused residuals to decrease below the alarm set point. Operations staff reset the pump controller and flushed the system until a satisfactory residual was obtained.

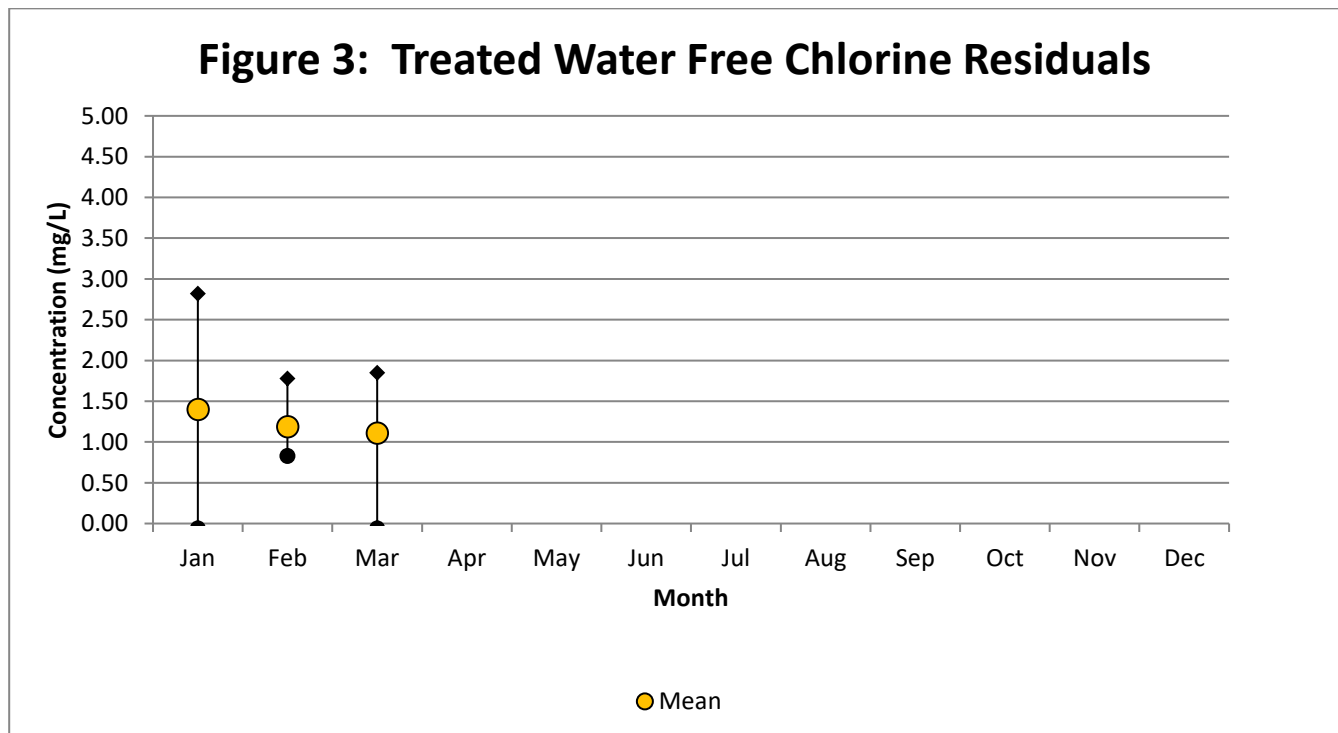


Figure 3. Treated water chlorine residuals.

On a quarterly basis, the treated water is tested for nitrates and nitrites, which have limits of 10 mg/L and 1.0 mg/L, respectively. All sample results met regulatory requirements, refer to Table 7.

Table 7: Nitrate and Nitrite Sample Results

	Limit (mg/L)	Nitrate (mg/L)	Limit (mg/L)	Nitrite (mg/L)
Q1	10.0	<0.006	1.0	<0.003
Q2	–	–	–	–
Q3	–	–	–	–
Q4	–	–	–	–

Sampling for sodium, fluoride, organic and inorganic parameters occurs every 60 months. The last fluoride, organic and inorganic samples were collected in January 2026. With the exception of fluoride, all organic and inorganic compounds returned concentrations well below the maximum allowable concentration. Fluoride samples returned a concentration of 2.27 mg/L, and a re-sample returned a concentration of 2.29 mg/L. These results were reported to the MECP and the MOH so notices and fluoride information letters could be provided to users of the DWS.

The last sodium samples were taken in 2022 and are therefore not due until 2027. Sodium and fluoride are naturally occurring in the ground water source; the most recent sodium sample results are 30.8 mg/L. Although there is no maximum concentration limit for sodium, sample results with concentrations above 20.0 mg/L are reported to the Medical Officer of Health (MOH) so that this information may be communicated to local physicians for their use with patients on sodium restricted diets.

Distribution System Monitoring

Free chlorine residuals are monitored throughout the distribution system in order to ensure adequate secondary disinfection is provided. Figure 4 provides the minimum, maximum, and average readings of free chlorine residuals, taken as grab samples, throughout the distribution system. All results have met regulatory requirements.

Figure 4: Distribution Free Chlorine Residuals

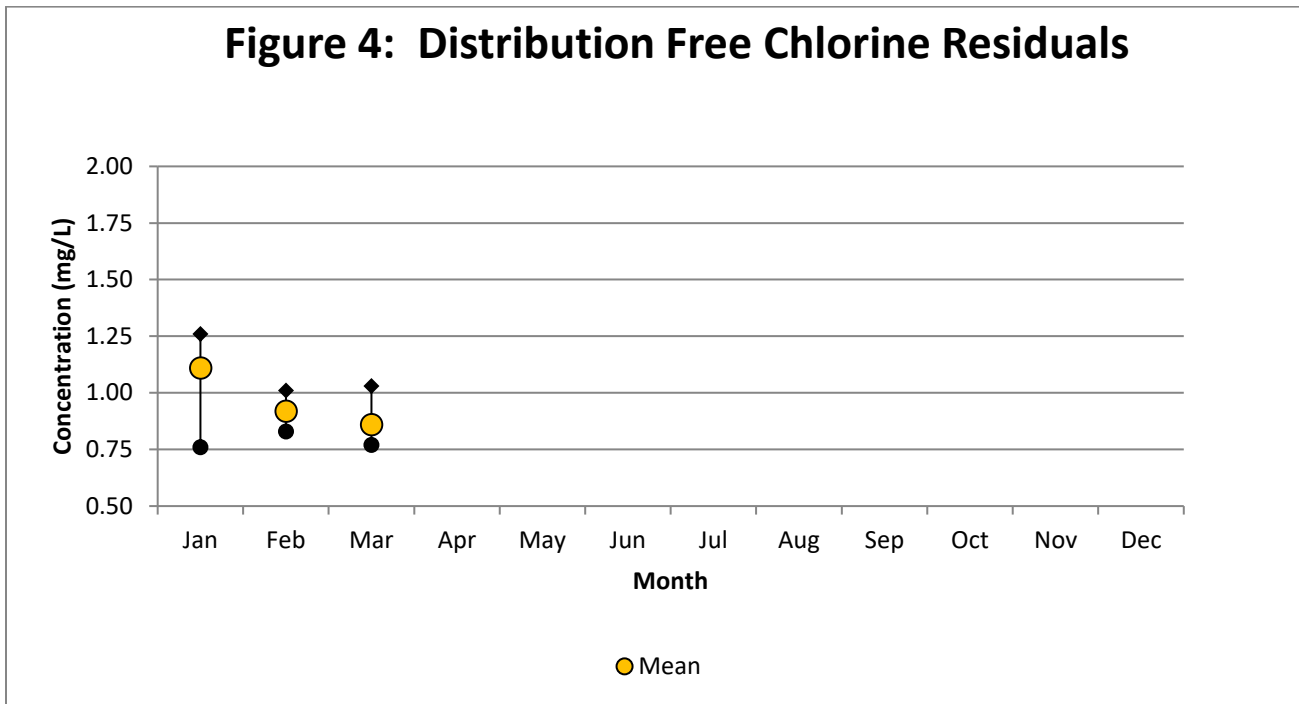


Figure 4. Distribution chlorine residuals.

Disinfection by-products are tested for on a quarterly basis. The parameters tested are Trihalomethanes (THMs) and Haloacetic Acids (HAAs). Table 8 provides the annual running average of quarterly results compared against the running average limits. All results are within regulatory requirements.

Table 8: Disinfection By-product Results

	THM Limit (µg/L)	THM Result (µg/L)	HAA Limit (µg/L)	HAA Results (µg/L)
Apr 25	–	17	–	5.3
Jul 25	–	23	–	5.3
Oct 25	–	25	–	11.3
Jan 26	–	20	–	5.3
Running Average	100	21.3	80	7.3

The distribution system is sampled on a biweekly basis for *E. coli*, Total Coliforms and heterotrophic plate count (HPC) to meet regulatory requirements. The regulatory limit for Total Coliforms and *E. coli* is zero (0). Heterotrophic plate count (HPC) doesn't have a limit; this is an operational guide to initiate an action plan if HPC results are continuously high.

Following the October 14th, 2025 camera inspection of Well #1's below-grade components, the distribution system was sampled for *E. coli* and Total Coliforms on a weekly basis. The DWS was operated using an alternate water source, supplied by hauler trucks, between January 19th – 23rd while Well #2 was connected to the well house, the well pump installed, and the well was disinfected. Additional distribution samples and residuals were collected from hauler trucks prior to connecting them to the DWS. These samples are classified as distribution samples because only treated, potable water is to be supplied by hauler trucks. Table 9 identifies the number of samples taken each month along with the range of results.

Table 9: Microbiological Sample Results

	# Samples	Total Coliform Range (cfu/100mL)	# AWQI	E. coli Range (cfu/100mL)	# AWQI	HPC (cfu/100mL)
January	13	0-0	0	0-0	0	<10-<10
February	2	0-0	0	0-0	0	<10-<10
March	3	0-0	0	0-0	0	<10-<10
April	–	–	–	–	–	–
May	–	–	–	–	–	–
June	–	–	–	–	–	–
July	–	–	–	–	–	–
August	–	–	–	–	–	–
September	–	–	–	–	–	–
October	–	–	–	–	–	–
November	–	–	–	–	–	–
December	–	–	–	–	–	–

Schedule 15.1 of O. Reg. 170/03 requires sampling for lead, alkalinity and pH twice per year. The Sebringville Drinking Water System is currently in reduced sampling which requires distribution sampling only and lead sampling only every third year. Table 10 shows the 2025-2026 Schedule 15.1 sampling results. All sample results met the required regulatory limits for lead (10 µg/L) and objective guideline for pH (6.5-8.5) and alkalinity (30-500 mg/L).

Table 10. Schedule 15.1 Sample Results.

Date	# Samples	pH result range	Alkalinity result range (mg/L)	Lead result range (µg/L)
August 2025	1	6.50	207	0.13
March 2026	1	7.31	200	0.03

Appendix B: Performance Assessment Report-St. Pauls Drinking Water System

Facility Name:	St. Pauls Drinking Water System
Classification:	Limited Ground Water System
System Type:	Small Municipal Residential
DWS #	220003948
Population Served:	90
Facilities:	Well House (3204 Road 122)

Flow Monitoring

The St. Paul's DWS pumps water from its onsite well where the flow is measured. This flow meter measures both the raw water, for the Permit to take Water (PTTW), and the treated water, for the rated capacity for the Municipal Drinking Water Licence (MDWL). The PTTW allows for a maximum of 327.312 m³/d of water to be taken and the MDWL allows for 326.88 m³/d to be treated. The average daily flow so far for 2026 is 27.2 m³/d. Refer to Figure 5 for a comparison of 2025 average daily flows for each month to 2026 average flows. The maximum daily flow recorded during the first quarter was 36.9 m³. Refer to Figure 6 for a comparison of the 2025 maximum daily flows for each month to 2026 flows. The system is currently operating at 8 % of its rated capacity in the MDWL.

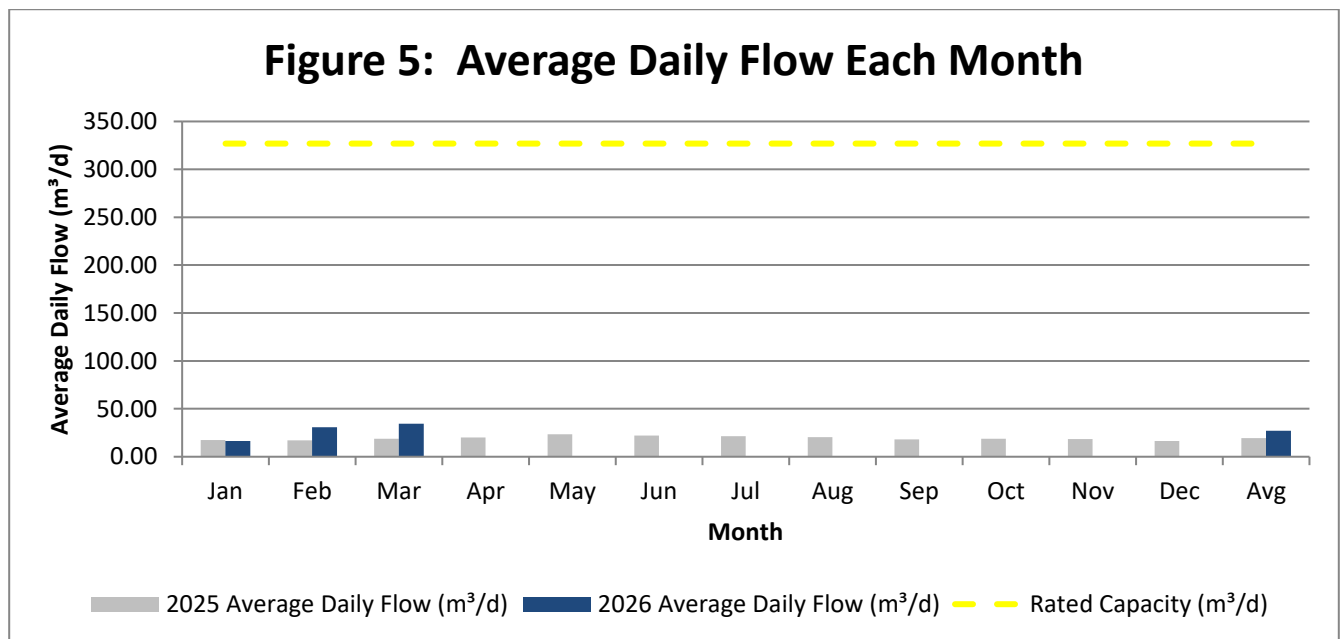


Figure 5. Average daily flows for each month.

Figure 6: Maximum Daily Flow each Month

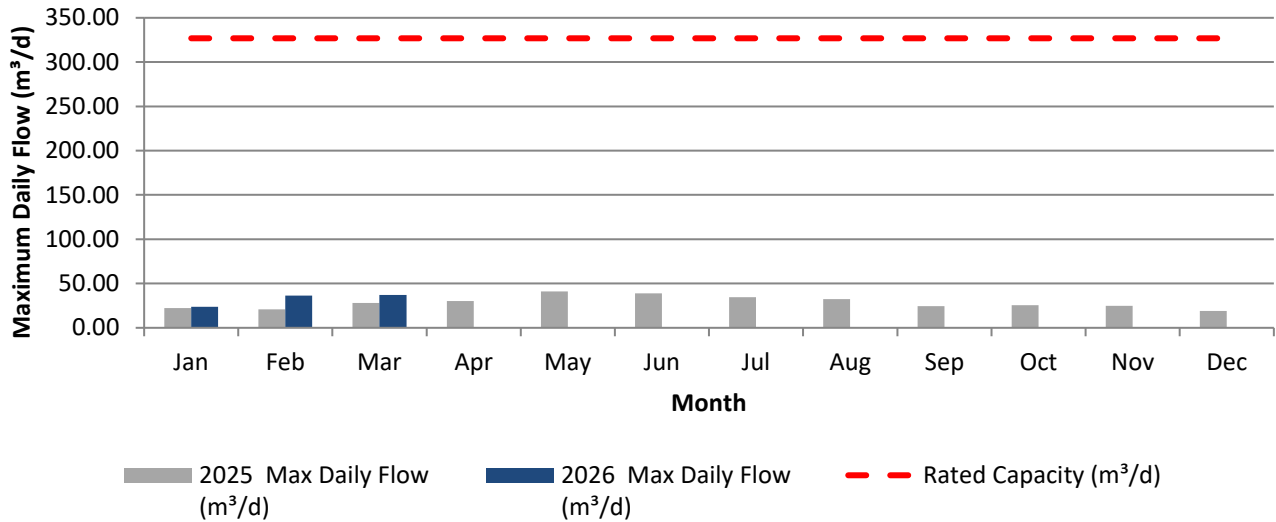


Figure 6. Maximum daily flows for each month.

Raw Water Monitoring

The raw water is sampled monthly and tested for *E. coli*, Total Coliforms and Turbidity to meet regulatory requirements. There is no regulatory limit for raw water samples, however, we expect to see concentrations for Total Coliform and *E. coli* to be zero for the groundwater source. Turbidity results should be less than 1 NTU for the raw water, with an aesthetic objective at the point of consumption to be less than 5 NTU. Table 11 identifies the number of samples taken each quarter along with the range of results.

Table 11: Raw Microbiological Results

	# Samples	Total Coliform Range (cfu/100mL)	E. coli Range (cfu/100mL)	Turbidity Range (NTU)
Q1	3	0-0	0-0	0.15-0.41
Q2	–	–	–	–
Q3	–	–	–	–
Q4	–	–	–	–

The PTTW requires monthly levels of the well to be taken at the static level. Refer to Table 12 for a summary of the levels recorded for the well.

Table 12: Well Levels

	# Samples	Min Level (ft)	Max Level (ft)
Q1	3	88	90
Q2	–	–	–
Q3	–	–	–
Q4	–	–	–

Treated Water Monitoring

The raw water is treated using UV disinfection to meet primary disinfection requirements. Liquid sodium hypochlorite is utilized to meet secondary disinfection requirements, and then the treated water is analyzed for free chlorine residual. This residual is continuously monitored by an online chlorine analyzer. The minimum, maximum and average values for each month are identified in Figure 7.

Operations staff responded to a UV failure alarm on March 13th, likely caused by a brief power interruption. Before the standby generator could kick on, or main power could be restored, faulty batteries within the UPS connected to the UV's caused the UPS to trip off when placed under load, triggering UV failure alarm. The UPS was replaced with a spare unit, and the UV's reconnected and powered up without issue.

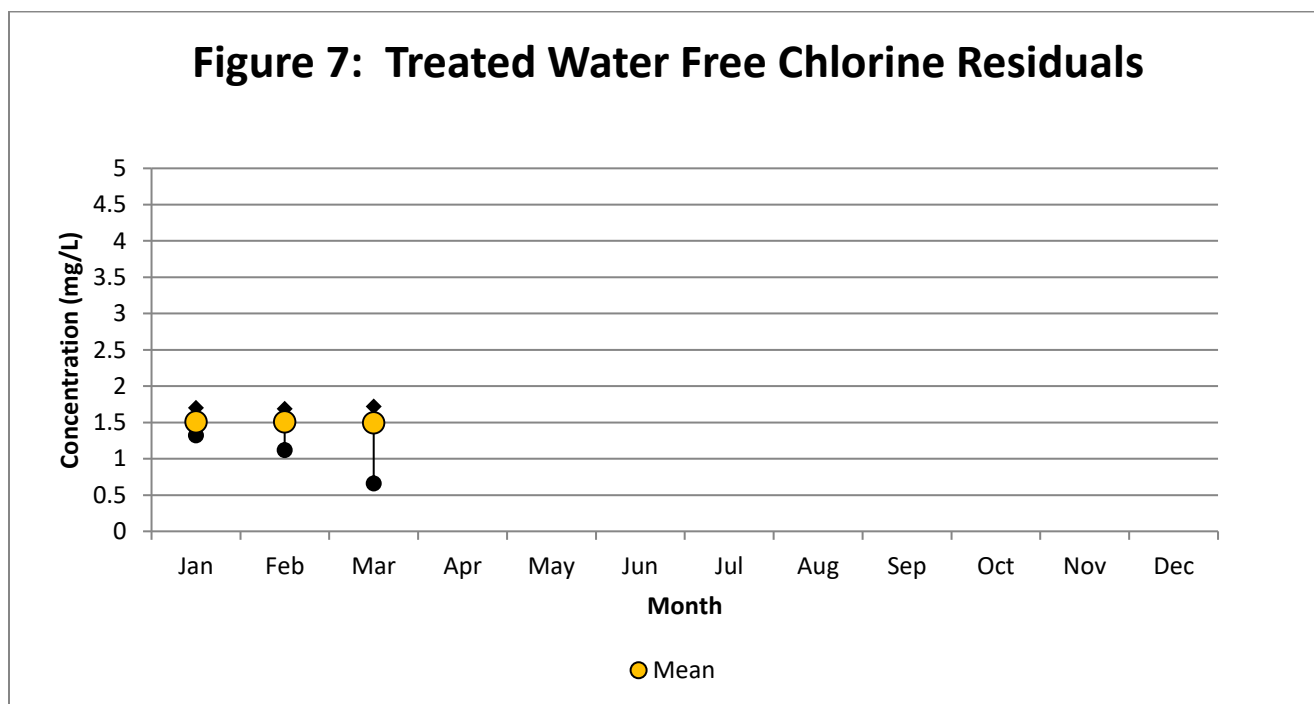


Figure 7. Monthly treated water chlorine residuals.

On a quarterly basis, the treated water is tested for nitrates and nitrites, which have a limit of 10.0 mg/L and 1.0 mg/L, respectively. All sample results met regulatory requirements, refer to Table 13 for the quarterly sample results.

Table 13: Nitrate and Nitrite Sample Results

	Limit (mg/L)	Nitrate (mg/L)	Limit (mg/L)	Nitrite (mg/L)
Q1	10.0	<0.006	1.0	<0.003
Q2	–	–	–	–
Q3	–	–	–	–
Q4	–	–	–	–

Sampling for sodium, fluoride, organic, and inorganic parameters occurs every 60 months. The last fluoride, organic and inorganic samples were taken in January 2026. With the exception of fluoride, all organic and inorganic compounds returned concentrations well below the maximum allowable concentration. Fluoride samples returned a concentration of 1.85 mg/L, which exceeds the regulatory maximum concentration limit of 1.5 mg/L, and this result was reported to the MECP and MOH. A re-sample returned a concentration of 1.43 mg/L.

The last sodium samples were taken in 2022 and are therefore not due until 2027. Sodium and fluoride are naturally occurring in the ground water source. The most recent sodium sample results are 24.2 mg/L. Although there is no maximum concentration limit for sodium, sample results with concentrations above 20.0 mg/L are reported to the Medical Officer of Health so that this information may be communicated to local physicians for their use with patients on sodium restricted diets.

Distribution System Monitoring

Free chlorine residuals are monitored throughout the distribution system in order to ensure adequate secondary disinfection is provided. Figure 8 provides the monthly minimum, maximum, and average readings of free chlorine residuals, taken as grab samples, throughout the distribution system. All results have met regulatory requirements.

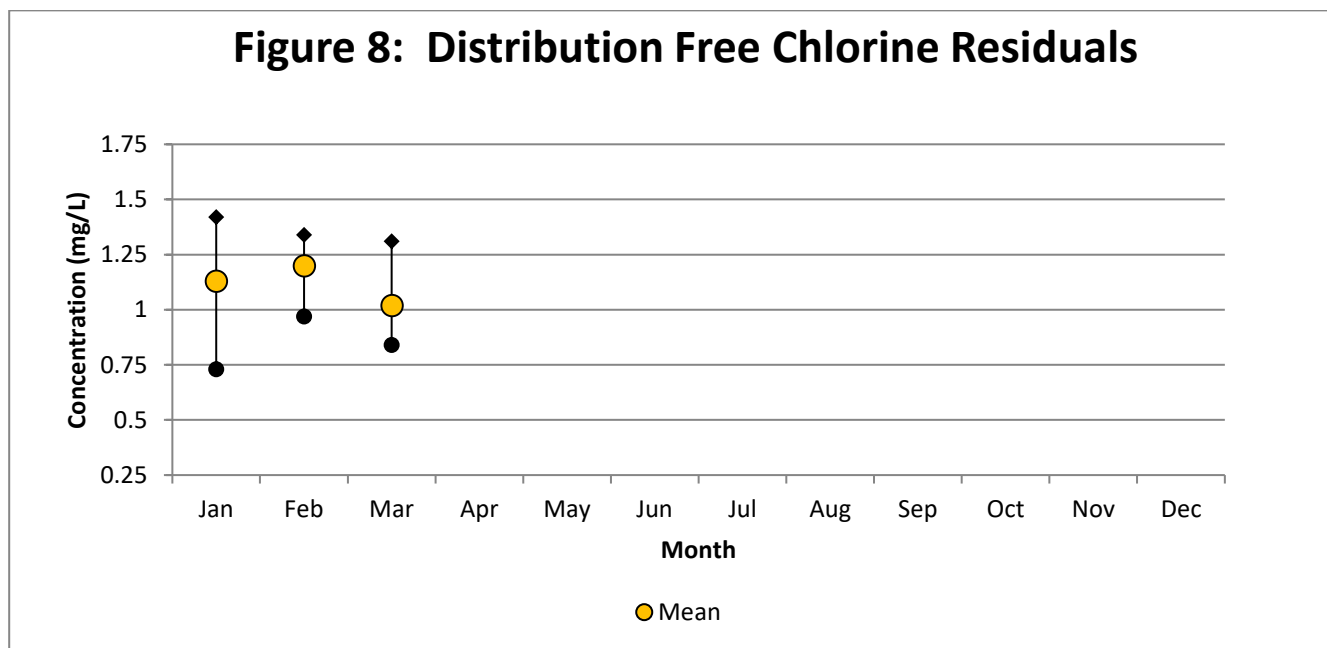


Figure 8. Monthly distribution residuals.

The distribution system is sampled on a biweekly basis for *E. coli*, Total Coliforms and heterotrophic plate count (HPC) to meet regulatory requirements. The regulatory limit for Total Coliform and *E. coli* is zero (0). Heterotrophic plate count (HPC) doesn't have a limit; this parameter is used as an operational guide to initiate an action plan if HPC results are continuously high. Table 14 identifies the number of samples taken each month along with the range of results.

Table 14: Distribution Water Microbiological Sample Results

	# Samples	Total Coliform Range (cfu/100mL)	# AWQI	E. coli Range (cfu/100mL)	# AWQI	HPC (cfu/100mL)
January	2	0-0	0	0-0	0	<10-<10
February	2	0-0	0	0-0	0	<10-<10
March	3	0-0	0	0-0	0	<10-<10
April	–	–	–	–	–	–
May	–	–	–	–	–	–
June	–	–	–	–	–	–
July	–	–	–	–	–	–
August	–	–	–	–	–	–
September	–	–	–	–	–	–
October	–	–	–	–	–	–
November	–	–	–	–	–	–
December	–	–	–	–	–	–

Disinfection by-products are tested on a quarterly basis, the parameters tested are Trihalomethanes (THMs) and Haloacetic Acids (HAAs). Table 15 provides the running average quarterly results compared against the running average limits. All results are within regulatory requirements.

Table 15: Disinfection By-product Results

	THM Limit (µg/L)	THM Result (µg/L)	HAA Limit (µg/L)	HAA Results (µg/L)
Apr-25	100	26	80	11.9
Jul-25		27		11.3
Oct-25		29		10.2
Jan-26		19		5.3
Running Average	100	25.3	80	9.7

Schedule 15.1 in O. Reg. 170/03 requires sampling for lead, alkalinity and pH. Alkalinity and pH are required twice per year. The St. Pauls DWS is currently in reduced sampling which requires distribution sampling only and lead sampling only every third year. Table 16 shows the 2025-2026 Schedule 15.1 sampling results. All sample results must meet regulatory limits for lead (10 µg/L) and objective guideline for pH (6.5-8.5) and alkalinity (30-500 mg/L).

Table 16: Schedule 15.1 Results

Date	# Samples	pH result range	Alkalinity result range (mg/L)	Lead result range (µg/L)
August 2025	1	7.07	209	0.07
March 2026	1	7.36	194	0.07

Appendix C: Performance Assessment Report- Kirkton-Woodham Community Center Well Small Drinking Water System

Facility Name:	Kirkton-Woodham Small Drinking Water System
Classification:	O. Reg 319 Limited Ground Water System
System Type:	Small Drinking Water System
SDWS #	739000692
Population Served:	N/A
Facilities:	Community Center (70497 Road 164)

Treated Water Monitoring

The raw water is treated using UV disinfection to meet primary disinfection requirements.

The treated water is sampled monthly for *E. coli* and Total Coliforms to meet regulatory requirements as per O. Reg. 319. The regulatory limit for Total Coliform and *E. coli* is zero. Table 16 identifies the number of samples taken each month along with the range of results.

Table 16: Treated Water Microbiological Sample Results

Month	# Samples	Total Coliform Range (cfu/100mL)	# AWQI	<i>E. coli</i> Range (cfu/100mL)	# AWQI
January	1	0-0	0	0-0	0
February	1	0-0	0	0-0	0
March	1	0-0	0	0-0	0
April	–	–	–	–	–
May	–	–	–	–	–
June	–	–	–	–	–
July	–	–	–	–	–
August	–	–	–	–	–
September	–	–	–	–	–
October	–	–	–	–	–
November	–	–	–	–	–
December	–	–	–	–	–

Distribution Water Monitoring

Per O.Reg 319/08, distribution samples are only required during the summer months when water is supplied to users. Distribution water samples are tested for *E. coli*, Total Coliforms, and heterotrophic plate count (HPC).

The regulatory limit for *E. coli* and Total Coliforms is zero. There is no regulatory limit for HPC; this parameter is used as an indicator that corrective actions may be required if sample results are consistently high. Refer to Table 17 for the number of distribution samples taken each month and sample results.

Table 17. Distribution Water Microbiological Sample Results

Month	# Samples	Total Coliform Range (cfu/100mL)	# AWQI	<i>E. coli</i> Range (cfu/100mL)	# AWQI
January	N/A	N/A	N/A	N/A	N/A
February	N/A	N/A	N/A	N/A	N/A
March	N/A	N/A	N/A	N/A	N/A
April	–	–	–	–	–
May	–	–	–	–	–
June	–	–	–	–	–
July	–	–	–	–	–
August	–	–	–	–	–
September	–	–	–	–	–
October	–	–	–	–	–
November	–	–	–	–	–
December	–	–	–	–	–

Township of Perth South

Report to Council

TO: Mayor Orr and Members of Council
FROM: Ken Bettles, Director of Public Works
DATE: June 16, 2026
SUBJECT: Director of Public Works Update to Council Report

Recommendation

It is recommended that the Update Report to Council from the Director of Public Works be received for the time period May 14th, 2026 to June 10th, 2026.

Background

Perth South Council has requested monthly updates from department heads for the second monthly council meetings.

Comments/Analysis

1. MECP Municipal Drinking Water System annual inspections were completed on May 13th for the Sebringville and St Pauls Municipal Drinking Water Systems. I am not aware of any concerns. The report has not yet been received.
2. St Pauls municipal well replacement is in progress with drilling expected to be completed June 12th. A 24hour pump test and hydrogeological report to follow, which will then be included in submissions for amended Drinking Water Works Permit, Municipal Drinking Water License and Source Water protection approvals. After approvals are received the new well can be put into service and abandonment of the original well can be completed.
3. Asphalt tender awarded to Brantco Construction, waiting to hear back on a start date.
4. Thomson Drain Tender closed on May 26th, and was awarded to Robinson Farm Drainage Limited.
5. Station Road Tender closed on June 3rd, I prepared a council report recommending award to Kurtis Smith Excavating Inc.
6. One cremation burial is scheduled for June 12th at the Sebringville Cemetery.
7. Our new public works operator Cody Longhurst is scheduled to start June 15th.
8. The Kirkton–Woodham Community Centre new electronic message board. Installation is scheduled for July - August.

9. Dust Control application scheduled to be completed Friday June 12th
10. Maintenance gravel application was completed on June 1st.
11. Assisting Public Works team with emergency road closures, road patrolling, fleet maintenance, repairs, signage, and roadway maintenance.
12. Municipal drains, assisting Scott, engineers, and landowners with drain projects and inquiries.
13. Responded to Public Works related questions from public and council.

Financial Implications to Budget

The activities outlined in this report were performed as part of the regular duties and responsibilities of the Director of Public Works. As such, there are no additional financial implications beyond the budgeted operational expenses already allocated for these responsibilities.

Reference to Strategic Plan

No direct relationship to Strategic Plan as this is a routine report of the administrative requirements of council.

Reference Material Attached

None.

Township of Perth South

Report to Council

TO: Mayor Orr and Members of Council
FROM: Ken Bettles, Director of Public Works
DATE: June 16, 2026
SUBJECT: Station Road, Boyce St, and Flax Mill Road Reconstruction

Recommendation

It is recommended that the Township of Perth South award the tender for Station Road, Boyce St, and Flax Mill Road Reconstruction to Kurtis Smith Excavating Inc. in the amount of \$2,780,000.00 plus HST.

Background

The above Tender was advertised on our Bids and Tenders website and BM Ross project tendering website and closed at 1:00 p.m. Thursday June 4th, 2026.

On Thursday June 4th, 2026 a committee comprised of CBO Martin Feeney and I met at 1:05 p.m. to publicly open the Station Road, Boyce St, and Flax Mill Road Reconstruction tenders. The results are as follows (plus HST):

<u>Contractor</u>	<u>Tendered Amount</u>
Kurtis Smith Excavating Inc.	\$ 2,780,000.00
ASG Excavating Inc	\$ 2,838,682.40 (corrected)
Steve Smith Construction Corporation	\$ 3,101,982.37
Cox Construction Limited	\$ 3,922,492.12

Works included in this tender are:

- Reconstruction of Station Road between railway and Huron Road to include remove and replace asphalt, new granular road base, new curbs, replace existing storm drainage with new catch basins and storm sewers, replace existing stone dust sidewalk with new concrete sidewalk on west side of road, replacement of Eybergen Drain culvert under Station Road, new watermain between Boyce St and future development for interconnection. Surface asphalt in 2027.
- Reconstruction of Boyce Street including completion of curb at west end of Boyce St, remove and replace asphalt entire length of Boyce St.
- Reconstruction of Flax Mill Road including new curb, new storm sewer, new asphalt, and replace Eybergen drain culvert crossing on Flax Mill Road.

The contract includes a public information meeting for residents to view plans and ask questions attended by representatives from the Contractor, BM Ross and Perth South.

Enbridge is scheduled to upgrade some natural gas lines before the contractor begins.

Financial Implications to Budget

This tender incorporates items from our 2026 and 2027 Budgets

1. 2026 component includes requirement for Station Road reconstruction up to base asphalt with surface asphalt and final restorations to be completed in 2027.
2. We have received a grant through the Municipal Housing Infrastructure Program – Housing Enabling Core Services Stream of \$ 1,191,533 based on 50/50 cost sharing of a total Station Road project cost of \$2,383,068.
3. Flax Mill Road and Boyce Street storm water and asphalt improvements were added to the project as these roads tie into Station Road and were included in our roads needs study to be completed during the same time frame as Station Road.
4. The timing of work on Flax Mill and Boyce Street is open to contractor preference, with all work to be completed by the Summer of 2027.

Reference to Strategic Plan

No direct relationship to Strategic Plan as this is a routine report of the administrative requirements of council.

Reference Material Attached

None



VIA EMAIL ONLY

June 5, 2026

Ken Bettles, Director of Public Works
Township of Perth South
3191 Road 122
St. Pauls, ON N0K 1V0

RE: Station Road, Boyce Street and Flax Mill Road Reconstruction

Tenders were received on Thursday, June 4, 2026 for the above noted project as summarized by the following table:

Tenderer	Tendered Amount (incl. HST)
Kurtis Smith Excavating Inc.	\$3,141,400.00
ASG Excavating Inc.	\$3,207,711.11
Steve Smith Construction	\$3,505,240.08
Cox Construction Ltd.	\$4,432,416.10


The tenders were checked and a mathematical error was found on the submission from ASG Excavating Inc.; the other submissions were mathematically correct. All tenders were properly signed and each was submitted with the specified tender deposit and Agreement to Bond.

Since the lowest tender is acceptable contractually, and the tenderer is experienced in road reconstruction further analysis is limited to the lowest bid. We are not aware of any reason why the contract should not be awarded to Kurtis Smith Excavating Inc. for the total tender sum of \$3,141,400.00.

Should you have any questions, please contact the undersigned.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per 
Dennis Elliott, Project Manager

DJE:hv

Township of Perth South

Report to Council

TO: Mayor and Members of Council
FROM: Lizet Scott, Clerk
DATE: June 16, 2026
SUBJECT: Clerk's Update

Recommendation:

That: Council receives the Clerk's Update Report for their information.

Comments:

Members of the Senior Leadership Team (SLT) submit regular reports to Perth South Council, summarizing their activities. This report highlights some of the Clerk's activities. The SLT generally meets Wednesday mornings to discuss ongoing workload.

Council and Committee Meetings

- Prepared meeting agendas for council meetings held May 19, June 2 and 19. Completed minutes and worked on follow-up items from the various meetings.
- Completed reports and by-laws for council meetings.

Payroll

- Continue to provide training for Tax Clerk as he transitions to taking over payroll duties. Reviewed and uploaded payroll files.
- Answered general payroll inquiries from various staff

Drainage

- Circulated Court of Revision notice for Thompson Drain Branch A
- Received Section 78 petition for Stone Drain and circulated to UTRCA for comments.
- Circulated notice for on-site meeting for Murray Drain
- Circulated notices of preliminary meeting for the Herman and Pollard Drains

Planning

- Circulated notice of public hearing for minor variance application
- Continue to answer inquiries regarding the Sebringville Subdivision project
- Attend weekly Zoom meetings with Perth County planning

Other Administrative Duties

- Project lead on website update (transfer from iCreate to Govstack operating system). Website has now been fully migrated to Govstack and has successfully gone live. Project is now complete.
- Commissioned several affidavits.
- Issued refreshment vehicle licence
- Working on gathering information for records management project.
- Participated in Deputy Clerk interviews. Successful candidate has been hired and starts on June 22, 2026.
- Continue to update the township website and post to township Facebook page

- Working through office renovation.

Training

- Working through updating the Elections Ontario Portal to prepare for 2026 municipal election
- Registered for 2026 Municipal Election training through AMCTO and have completed initial units

Financial Implications to Budget:

The activities outlined in this report were performed as part of the regular duties and responsibilities of the Clerk. As such, there are no additional financial implications beyond the budgeted operational expenses already allocated for these responsibilities.

Reference to Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality’s approved Strategic Plan.

Reference Material Attached:

None

Township of Perth South

Report to Council

TO: Mayor and Members of Council
FROM: Lizet Scott, Clerk
DATE: June 16, 2026
SUBJECT: Section 78 Drain Petition Request – Stone Drain

Recommendation:

That: Council receives the request for a drain report for the Stone Drain; and further,

That: Council appoints _____ to prepare a report on the proposed drainage works.

Background

A Section 78 request for improvement to the Stone Drain to upgrade the existing tile from 1970 was received on June 3, 2026 from G&M Nairn Farms Ltd. The petition was emailed to UTRCA on the same day and initial comments have been received. Once an engineer is appointed UTRCA will be kept informed of all future meetings.

Comments

The original drain report was completed by C. J. Corbett in 1969 with an amendment to the report done in 1970 to extend the drain project to include Pt Lot 18, Concession 4 (the property on the current petition).

Council has mainly used Spriet Associates, Streamline Engineering, Dietrich Engineering, and Headway Engineering for the last few years when appointing for drain reports.

Attachment:

Map for the Stone Drain

Financial Implications to Budget

N/A

Township of Perth South

Report to Council

TO: Mayor Orr and Members of Council
FROM: Lizet Scott, Clerk
DATE: June 16, 2026
SUBJECT: Council Payroll – May 2026

Recommendation

THAT: the Report regarding the Council Payroll – May 2026, dated June 16, 2026, including total payroll of \$6,629.93 be approved.

Comments/Analysis

The following table outlines annual salary and meeting attendance payments to Members of Council for the month of May 2026.

Name	Payroll Amount
Mayor Sue Orr	\$1,396.20
Councillor Jeff Bell	\$839.85
Councillor Mark Bell	\$764.85
Councillor Sam Corriveau	\$901.05
Councillor Jaime Martin	\$764.85
Councillor Jim Van Nes	\$764.85
Councillor Robert Wilhelm	\$1,198.28

Please note: The amounts noted above are the Gross Amounts Paid. This is to align with the reporting done each year for the annual council expense report.

Financial Implications to Budget

Annual salaries and remuneration for attendance by the Mayor and Councillors at meetings and other functions have been included in the 2026 Operating Budget. It is not anticipated that budgeted amounts will be exceeded at this time.

Reference to Strategic Plan

No direct relationship to the Strategic Plan as this is a routine report of the administrative requirements of council.

Reference Material Attached

None

Township of Perth South

Report to Council

TO: Mayor Orr and Members of Council
FROM: Will Jaques, Chief Administrative Officer
DATE: June 16, 2026
SUBJECT: CAO Activity Report

Recommendation:

THAT Council receives this report for information.

Background:

Members of the Senior Leadership Team (SLT) submit monthly reports summarizing key items of interest for Council. In addition to the CAO discussing various matters each day with SLT members and other Township staff individually, the SLT meets together as a group on a weekly basis to discuss corporate-wide activities. The CAO also has routine communication with Mayor Orr and members of Council, staff members from Perth County and other municipalities, and various members of the community.

Comments:

Ongoing Corporate Projects

1. Building Condition Assessments (Facility Audit) – A more in-depth discussion/special meeting is to be scheduled. Perhaps a discussion at the June 16, 2026, meeting regarding scheduling a time to meet, would be appropriate.

Human Resources

1. The Township has filled the newly created Deputy Clerk role. We are excited to welcome Irelyn St. Onge to the position, starting June 22, 2026.

Land-Use/ Economic Development

1. Station Road (Sebringville) Development – The draft EA ESR was to be presented to Council at the May 19, 2026, meeting for consideration of “endorsement”. Further investigation into some technical matters is now required prior to such presentation. This investigation work is still ongoing.

Inter-Municipal Service/ Program Matters

1. Biddulph-Blanshard Fire Department:

At the June 4, 2026 meeting, an extension to the current agreement (until December 31, 2027) was approved by Council.

2. Fire Prevention/Inspection/Public Education program:

As identified in the Township's Fire Master Plan, the Township needs to firm up the Fire Prevention/Inspection/Public Education services it provides to its residents. As per the direction given at the June 2, 2026 meeting, Staff is working on a report in this regard.

3. Kirkton-Woodham Community Complex:

- a. Governance Model – Continue to explore option of “exclusive lease” of the Complex by the existing Board. The option of creating a joint Committee of Council also remains an option for consideration.
- b. Digital Sign – Anticipated installation of the new sign is late summer, 2026.
- c. Jointly owned surplus land (Scout Hall property) – Appraisal in process.
- d. Pool Registration update (as of June 5, 2026):
 - Swimming Lessons: 137
 - Youth Swim Team: 7
 - Bronze Medallion/ Cross: 2
 - Two additional registration nights – June 10th and 13th

Legislative/ Provincial Matters

1. The Province has passed Bill 9, the [Municipal Accountability Act, 2025](#). The Act provides the foundation for the new ethical framework governing the behaviour of elected municipal officials. A new standardized Code of Conduct and Integrity Commissioner investigation process will be prescribed by the Minister in regulation.

Financial Implications to Budget:

The activities outlined in this report were performed as part of the regular duties and responsibilities of the Chief Administrative Officer. As such, there are no additional financial implications beyond the budgeted operational expenses already allocated for these responsibilities.

Reference to Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Township's approved Strategic Plan.

Reference Material Attached:

None

Township of Perth South

Report to Council

TO: Mayor Orr and Members of Council
FROM: Lizet Scott, Clerk
DATE: June 16, 2026
SUBJECT: Mayor's Monthly Activity Report – May 2026

Recommendation

THAT the Report regarding the Mayor's Monthly Activity for the month of May 2026, dated June 16, 2026, be received for information.

Comments/Analysis

A summary of meetings and functions attended by Mayor Orr during the month of May 2026 is presented below:

Date of Activity	Activity Description
May 2, 2026	Greetings for the Optimist Club Quarterly Zone Meeting
May 4, 2026	Municipal Day Planning Meeting
May 8, 2026	Met with Lucan Biddulph Mayor and CAO
May 23, 2026	Met with St. Marys Mayor and CAO

Financial Implications to Budget

Attendance by the Mayor at meetings and other functions is part of the Mayor's regular duties and responsibilities and associated costs have been estimated and included in the 2026 Operating Budget. Based on the costs incurred to date, it is anticipated that the annual budgeted amounts will not be exceeded.

Reference to Strategic Plan

No direct relationship to the Strategic Plan as this is a routine report of the administrative requirements of council.

Reference Material Attached

None

THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH

BY-LAW NO. 24-2026

BEING a By-law to adopt, confirm and ratify matters dealt with by resolution of the Township of Perth South.

WHEREAS Subsection 5(1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS Section 5(3) of the Municipal Act, 2001, c. 25, as amended, provides that the powers of every council are to be exercised by by-law;

AND WHEREAS in many cases, action which is taken or authorized to be taken by the Township of Perth South does not lend itself to the passage of an individual by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Township of Perth South at this meeting be confirmed and adopted by by-law;

NOW THEREFORE the Council of The Corporation of the Township of Perth South **HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions of the Council of the Township of Perth South, at its meeting held on June 16, 2026, in respect of which recommendations contained in any reports of committees and of local boards considered at each meeting and in respect of each motion, resolution and other action taken by the Council of the Township of Perth South at such meetings are, except where the prior approval of the Ontario Municipal Board or other authority is required by law, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-law.
2. THAT the Mayor and the appropriate officials of the Township of Perth South are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Township of Perth South referred to in the proceeding section.
3. THAT the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix thereto the corporate seal of the Township of Perth South.
4. THAT this By-law shall come into force and take effect on the final passing thereof.

READ a **FIRST** and **SECOND** time this 16th day of June 2026.

READ a **THIRD** time and **FINALLY PASSED** this 16th day of June 2026.

Mayor, Sue Orr

Clerk, Lizet Scott