

**Environmental Impact Study-  
11 Craigleith Court**

**Final Report**

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## **Acronyms and Abbreviations**

ANSI	Area of Natural and Scientific Interest
BBS	Breeding Bird Survey
bgs	below ground surface
COSEWIC	Committee on the Status of Endangered Wildlife in Canada
COSSARO	Committee on the Status of Species at Risk in Ontario
DBH	Diameter (of a tree) at breast height
EIS	Environmental Impact Study
ELC	Ecological Land Classification
ESA	Endangered Species Act (Ontario)
ha	hectare(s)
masl	meters above sea level
MECP	Ministry of Environment Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry
NHS	Natural Heritage System
NHIC	Natural Heritage Information Centre
NVCA	Nottawasaga Valley Conservation Authority
OBBA	Ontario Breeding Bird Atlas
OARA	Ontario Amphibian and Reptile Atlas
OP	Official Plan
PSW	Provincially Significant Wetland
SAR	Species at Risk
SARA	Species at Risk Act (Canada)
SOCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat

## 1.0 INTRODUCTION

### 1.1 Background

#### 1.1.1 Property Description

This Environmental Impact Study (EIS) report is in reference to the property at 11 Craigleith Court in the Town of Collingwood, County of Simcoe. The property is part of registered plan 51M-438. For the purpose of this report, the property is referred to as the "Craigleith Property", or simply the "Property". The property location is depicted in Figure 1.

The Craigleith Property is bounded on its southern perimeter by the Georgian Trailway, with vacant and naturally vegetated land immediately to the south of the trailway. On the remainder of its perimeter, the property is bordered by existing single family detached residential lots. The property measures about 0.4 hectares (ha), with single family detached residence and associated infrastructure and amenities (private septic, attached garage, yard, driveway) occupying an envelope of about 900 m<sup>2</sup> on the east half. The remainder of the lot is largely occupied by a mix of woody vegetation reflective of varying degrees of naturalization.

In Schedule 2 (land use plan) of the Town of Collingwood Official Plan (OP) the property is designated primarily as "rural residential". There is a small (~0.1 ha) irregular area along the southern margin of the property designated as "Environmental Protection" (EP), and this same patch is also identified as "Natural Heritage System" (NHS) in Schedule 3 the Town OP.

#### 1.1.2 Environmental Constraints

The current understanding of potential environmental constraints of relevance to the Craigleith Property is based in part on review of the following;

- formal feature delineations and descriptions available from the Simcoe County and Collingwood OPs, and supporting on-line mapping resources,
- Natural Heritage mapping available from the Ministry of Natural Resources and Forestry (MNR) or Land Information Ontario (LIO), and
- mapping of Regulated Area and associated features (wetlands, watercourses) prepared by the Nottawasaga Valley Conservation Authority (NVCA).

Copies of relevant natural heritage constraint maps are provided in Appendix A.

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In review of existing information, there are no Provincially Significant Wetlands (PSWs) or Areas of Natural and Scientific Interest (ANSIs) within 120 m of the Craigleith Property. The Silver Creek PSW complex lies just over 500 m east of Property at the closest point, and there is no obvious hydrological connectivity between this wetland complex and the Property.

There is only one mapped feature identified within or near the Property which could generally trigger the need for an EIS in the event that development of some form and extent was proposed for the Property. Through a relatively high-level exercise, the NVCA has identified the presence of a small area of "unevaluated wetland" along the southern margin of the Craigleith Property. Although neither the County nor the MNRF identify this wetland feature, its presence as approximately mapped by the NVCA has been confirmed through direct on-site surveillance completed as part of this EIS. An approximation of the wetland boundary, as determined on site following MNRF protocol (MNRF, 2014), is illustrated in Figures 2 and 3. Effectively, the delineation in NVCA regulatory mapping conservatively represents the wetland feature and also corresponds to the land that has been designated as EP and NHS.

Any development proposed that encroaches on the noted wetland feature, or is within its respective adjacent lands, would be subject to a requirement for an EIS. In regard to Significant Wildlife Habitat (SWH) or critical habitat for Species at Risk (SAR), comprehensive mapping of these features has not been compiled, but their presence is a possibility to consider at any site at the outset of an EIS. The presence of naturalizing woody vegetation throughout the majority of the Property generally favours the potential for SAR or SWH presence.

### **1.1.3 Severance Proposal**

A Severance Plan has been developed for the Craigleith Property that would create a new single-family residential lot on the west half of the Property, with frontage and access on Craigleith Court. A copy of the Severance Plan is attached as Appendix B. The respective areas of both the newly proposed and retained lots would be about 0.2 ha. The new lot would eventually be subject to single-family residential development with servicing consistent with that of the existing residence (i.e., private septic service and municipal water supply).

### **1.1.4 EIS Rationale and Objectives**

With the proposed severance, the newly created lot would encompass about 0.05 ha of the wetland that has been determined to be the key natural heritage feature of concern. The dimensions of the proposed new lot are such that eventual residential development would likely result in landscape alteration (e.g. grading) or the installation of built surface within 20 m or less of the wetland perimeter. This circumstance would trigger one or more policies pertaining to natural heritage protection.

This EIS has been undertaken with the overall objective of determining whether or not the proposed severance and subsequent residential development within the newly created lot can generally occur without adverse impacts on the relevant natural heritage feature. The findings and recommendations of this EIS are provided as a basis for modifications to eventual development plans if such modifications are warranted to mitigate potential adverse effects on natural heritage features.

This EIS report has been prepared in support of a pending application for consent for severance. In absence of a final detailed Site Plan, the findings of the EIS are primarily focused on general severance feasibility and compliance with relevant natural heritage policies. However, the general implications of eventual residential development within the proposed new lot is also taken into account in the assessment. It is understood that additional assessment may be required in support of any subsequent planning applications.

### **1.2 Scope of Work**

The EIS is in support of an application for consent for a single new residential lot within an existing residential area confined portion of the Property. In such a case, the level of detail necessary to demonstrate conformity with relevant policies is typically less than required for higher level approvals (e.g. approval of a plan of subdivision).

The scope and content of this EIS are site-specific and have been developed to address possible concerns related to the natural heritage features that have been identified for the Craigleith Property. This EIS focuses on the potential impacts of future development on the features and functions within and immediately adjacent to the proposed new lot. The coverage and level of detail of on-site surveillance are intended to allow focused assessment of the area of the new lot, and also to be able to consider the general natural environment throughout and adjacent to the rest of the Property.

This EIS was scoped and undertaken with the intent of being consistent with the expectations under the Town and County OPs. The EIS scope also reflects a terms of reference (ToR) checklist provided by the NVCA following pre-consultation in 2023. A copy of that ToR is provided in Appendix C. The NVCA ToR is generally focused on the noted wetland feature, and this EIS has adopted similar focus along with general coverage of natural heritage features and functions not exclusively related to the wetland.

The characterization of the Property and relevant natural heritage features and functions is based primarily on direct on-site surveillance. To effectively address the identified EIS requirements, this field surveillance has included:

- Direct examination of slope/topography, conveyance features (ditches, swales, streams), and overburden characteristics within and adjacent to the Property, to understand hydrological processes and potential connectivity between the area of potential development and nearby natural heritage features.

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- Inventory of terrestrial biota with a focus on identification of SAR or species of conservation concern (SOCC) that may be present. This includes a botanical survey, a breeding bird survey (BBS), and surveillance of other fauna (amphibians, reptiles, mammals).
- Direct assessment of existing vegetation communities within and near the proposed new lot, including community composition (e.g. species, age/size class, relative density), structural characteristics, soil characteristics, and wildlife presence and utilization.

The information acquired through the on-site monitoring has been combined with existing information from other sources to complete the required site characterization. The details of the approach and methodology adopted for this EIS are discussed in Section 2.

## 2.0 METHODOLOGY

The work undertaken to allow the preparation of this EIS Report has included two main components;

1. a desktop review of previously recorded information regarding the characteristics of the Craigleith Property and adjacent lands, and
2. direct on-site monitoring of the Property, with a focus on the confines of the proposed new lot.

The assessment herein collectively considers the findings of the desktop review and the on-site monitoring in a weight-of-evidence manner, with primary emphasis on site-specific data.

The following sections describe the methods employed in conducting the various components of environmental monitoring for the purposes of this EIS. In summary, the methodology adopted for the monitoring documented herein was developed to provide results appropriate to the stated objectives, and is based on standard accepted protocol where such protocol have been established.

A handheld GPS unit (Garmin model “GPSmap 76”) was used to delineate key features, to measure areas of features, and to provide the geographic coordinates of any key natural heritage features of relevance. All coordinates have been obtained and reported using the Universal Transverse Mercator (UTM) coordinate system and NAD83 datum.

### 2.1 Review of Existing Information

A review of existing information of relevance to the Craigleith Property was completed prior to initiation of on-site monitoring, and updated at the end of the 3-year monitoring period. Several sources of information have been consulted for this purpose, including:

- Simcoe County’s web-based interactive GIS mapping tool,
- the Natural Heritage Information Centre (NHIC) on-line database,
- on-line natural feature mapping available from Land Information Ontario (LIO),
- the Ontario Breeding Bird Atlas (OBBA) (Cadman et al, 2007) and associated database (Bird Studies Canada (BSC) *et al.*, 2021),
- the Ontario Reptile and Amphibian Atlas on-line database (Ontario Nature),
- the Soil Survey of Simcoe County (Hoffman, Wicklund and Richards, 1962), and
- the iNaturalist on-line database.

The information obtained in this review has served in part to determine certain characteristics of the Property, and also in part to identify any possible features warranting focused attention during the on-site monitoring efforts.

Information from several of the sources noted above was also used to complete initial screening in regard to the possible presence of Species at Risk (SAR). The available information of relevance has ultimately been combined with results of direct surveillance of the Property to assess SAR presence (see Section 4.6).

## **2.2 On-Site Monitoring**

The on-site surveillance reported herein was conducted during a total of six visits to the Property over the period of 2023 to 2025. The timing of the series of site visits was broadly intended to allow for adequate seasonal coverage with respect to the various natural heritage features and functions of relevance. Timing was also determined in consideration of appropriate weather conditions for specific monitoring efforts. Table 1 provides a summary of the timing of the various specific monitoring efforts.

### **2.2.1 Avian Monitoring**

A focused breeding bird survey (BBS) was completed at the Craigleith Property following a wandering surveillance approach. BBS surveillance was completed over the full extent of the days on which the Property was visited during the general breeding season (May to July). Those visits were conducted during daylight hours, including the period of 7:00 a.m. to 10:00 a.m.. All surveillance activity was completed during periods when there was no active precipitation and wind conditions were rated either 0 or 1 on the beaufort scale.

The BBS gave focused attention to any indications of the possible presence of SOCC or SAR, particularly within the area of the proposed new lot. Wandering surveillance was conducted throughout the Property, noting all individual bird occurrences and breeding evidence while traversing the Property throughout day and evening hours. The habitat and location of each bird observed during surveillance was noted, along with notes regarding activity (foraging, in flight, singing, etc.). Wandering surveillance was completed on all days on which the Property was visited, and gave coverage to all vegetation communities identified within the Property.

### **2.2.2 Bat Surveillance**

As part of the EIS at the Craigleith Property, there were two components of on-site monitoring of bats: 1) habitat assessment to assess roost habitat potential within the Property, and 2) an acoustic survey to provide direct evidence of presence/absence of any bat species. These monitoring efforts were undertaken in consideration of recent recommendations from the Ministry of Environment, Conservation and Parks (MECP, 2022).

### Habitat Assessment

Treed portions of the proposed new lot were walked and surveyed, with the aid of binoculars to assess tree tops, to determine the presence of trees considered to be candidate roosting sites, as follows:

- standing dead or dying trees ("snags") measuring  $\geq 10$  cm DBH,
- any live tree measuring  $\geq 10$  cm DBH with features that could support roosting (cracks, crevices, hollows, cavities, loose or naturally exfoliating bark or leaf clusters/squirrel nests).

Trees in both categories were tallied, with species, size (DBH), and state (decay class) recorded. Following completion, snag densities were calculated for the area of the proposed lot.

### Acoustic Monitoring

Limited acoustic monitoring was completed at the Craigleith Property with the intent of providing some direct assessment of the presence of any bat species (including SAR) within or near the Property.

Acoustic monitoring at the Craigleith Property occurred approximately one hour after sunset on 16 July 2025. This is outside of the ideal timing window recommended by MECP, but is still certainly within the seasonal window of substantial bat presence and activity. The conditions during the noted survey events included warm temperatures ( $>15^{\circ}\text{C}$ ) with no winds or precipitation. A 300 m monitoring transect was established along the Georgian Trailway, centered on the mid-point of the rear lot line of the Craigleith Property. Active acoustic monitoring was conducted along the transect for a period of 30 minutes. Monitoring was conducted using a Wildlife Acoustics Echometer Touch 2 Ultrasonic Module, which has the following characteristics;

- a single fixed gain setting,
- sample rate of 256k samples per second at 16 bits,
- maximum detection and recording frequency of 128 kHz,
- an omni-directional microphone, and
- automated species identification.

Species identification was determined using the automated ID features, which provides a best match for each positive detection. The primary identifications were accepted as reported. For some detections, secondary identifications are also provided, representing the second most likely species match. Both primary and secondary species IDs were

recorded during surveillance. All positive bat detections reported herein were recorded and are available as Waveform Audio (WAV) files.

It should be noted that the meter in question is not suitable for monitoring of mass emergence. Like all meters, it also does not permit direct assessment of bat abundance, given that each recorded pass could be a unique bat or a bat that has already passed multiple times.

### 2.2.3 Surveillance of Other Fauna

During all site visits, all observations of amphibians, reptiles and mammals on or near the Property were recorded, along with any other evidence of faunal presence (e.g. foot prints, scat, skin sheds, and burrows).

### 2.2.4 Botanical Inventory

Surveillance of terrestrial vascular plant species was completed on each day the Property was visited, covering spring, summer and early fall seasons. The surveillance followed a basic “wandering transect” approach to determine the presence and general distribution of plant species within the Craigleith Property. The vascular plant inventory was conducted to provide coverage of both the proposed and retained lots, and also each distinct ecological community delineated within the Property (see Section 4.2). Focused attention was given to the possible presence of any plant SAR or SOCC that have been identified as possibly present within or near the Property (see Section 4.6).

### 2.2.5 Ecological Land Classification

The vegetation communities within the Craigleith Property have been assessed following the Ecological Land Classification (ELC) methodology described by Lee *et al.* (1998). This approach typically generates classification and mapping of ecological communities down to a size of approximately 0.5 hectares or less. Owing to the small size of the Property (i.e., 0.4 ha), this EIS has delineated communities as small as 0.1 ha or less.

The ELC approach for the Craigleith Property was implemented through the following general task sequence:

- initial site reconnaissance to ascertain major community types, topography, and soil characteristics,
- subsequent delineation of community distribution using satellite imagery and aerial photos for a first approximation of ELC, and
- further detailed site monitoring to refine initial ELC approximation. Each distinct community was examined to determine soil characteristics and to determine the major woody and non-woody plant species present.

To facilitate characterizations of soil conditions (texture, moisture regimes) vertical soil profiles were completed in multiple locations within each distinct community type. Soil profiles were completed to a depth of 0.5 to 1 m below ground surface (bgs) using a hand-auger.

The detailed site monitoring included examination of physiographic attributes such as topography/slope, surface soil profiles, and the possible presence of elevated water table. Within each identified unit, the following information regarding vegetation cover was recorded:

- Relative species composition and percent cover of trees and shrubs, where present
- Caliper and height range of trees in wooded units, and
- General under-storey characteristics and non-woody species composition.

Through other specific monitoring efforts, the habitat function of each unit was also assessed and recorded.

### 2.2.6 Wetlands

The on-site surveillance of the Craigleith Property included direct examination of the wetland feature, as mapped by the NVCA. The wetland feature was examined in regard to core attributes of hydrology and ecology. Wetland characteristics were determined following the principles described in the Ontario Wetland Evaluation System (OWES) manual (MNR, 2014). Hydrological characterization included the identification of any discernable sources of hydrological input, observations of relative flow volume, direct observations of standing water presence or indicators thereof (e.g. high water marks on trees), and examination of drainage characteristics of the overburden within the wetland and surrounding lands. The main focus of these efforts was to determine the hydrological connectivity between the upland portions of the Property and the wetland feature. The examination of hydrological connectivity was particularly focused on the upland area of the newly proposed lot where eventual development would occur.

## **3.0 PHYSICAL CHARACTERISTICS**

### **3.1 Topography**

Elevation within the Craigleith Property ranges from just over 287 meters above sea level (masl) in the core of the proposed new lot to a low of just below 286 masl in the core of the wetland close to the south property line. Across the front 2/3 of the Property, the overall average grade is modest (3-4%) and exhibits relatively uniform distribution. The decline in elevation from the central core toward the rear of the Property is far more abrupt. The zone of transition from upland to wetland exhibits an elevation drop in the range of 1 m to almost 1.5 m over a distance of only 5 to 10 m. Along the west boundary of the Property, associated with the presence of a stand of Trembling Aspen, there is a similar slope which is characterized by a drip in elevation between 0.5 and 1 m. There is also a short, shallow (<0.5 m deep) swale abutting the wetland feature, just to the southwest of the existing residence, and a shallow ditch along the frontage on Craigleith Court. Other than these localized troughs on the perimeter of the proposed lot, the Property exhibits relatively even topography and is devoid of complex microtopography.

### **3.2 Soils and Geology**

Overburden in the area of the Craigleith Property consists of well-sorted outwash sands developed primarily on calcareous bedrock. The Simcoe County soil survey (Hoffman et al., 1962) indicates the presence of Tioga Loamy Sand (TiS) throughout the Property. Because of the high sand content, the Tioga soils are well drained and generally poor for agricultural production due to poor nutrient content and also poor water retention.

Direct examination of soils within the Property as part of this EIS has confirmed the general presence of the TiS soil profile throughout the Property. In addition, examination of soil profiles within the wetland feature identified the localized presence of a surface layer of organic soil, only to a depth of up to 5 cm below ground surface (bgs), underlain by saturated sandy loam. No organic soil was identified at any other location within or near the proposed new lot.

### **3.3 Hydrology**

The overall hydraulic gradient in the area around the Property is generally toward the northeast, more or less toward Georgian Bay. More locally, it appears that the Georgian Trailway acts as a hydraulic barrier, creating conditions conducive to ponding and also generally directing surface water and shallow groundwater along an east-west axis.

The noted wetland is the only surface feature with direct hydrological connectivity to the Property. Over the period of monitoring, the presence of water at or above soil surface was intermittent within the Property and standing water was generally absent within the

wetland during the growing season. There was no evidence of groundwater seeps or surface water channels which could be meaningful factors in the hydrological balance of the wetland. There was also no evidence of meaningful hydrological connectivity between the small wetland pocket within the Property and the larger (~5 ha) unevaluated wetland to the immediate south of the Trailway. There is certainly no hydrological connectivity between the smaller wetland and the nearest watercourse (i.e., Silver Creek, approximately 300 m to the east of the Craigleith Property at the most proximate point). It appears that the wetland functions primarily as a recharge feature

The local direction of drainage within the proposed new lot is expected to be away from the central elevation and toward all four lot boundaries, including the general direction of the wetland feature. Within the area of the proposed lot there is very limited evidence of concentrated surface runoff conveyance in any direction. In the presence of well-drained sandy loam soils, stormwater is likely subject to relatively rapid infiltration.

Overall, the available information suggests that the area of the proposed new lot may be the source of some minor hydrological input (mainly as groundwater) to the wetland. However, given the small scale of development and even smaller area of built surface, and also the well-drained overburden within the upland portion of the Property, it is not expected that any changes associated with the eventual development will have a measurable influence on the hydrological balance of the wetland.

## 4.0 ECOLOGICAL CHARACTERISTICS

The following sections describe the ecological characteristics of the Craigleith Property. Results of on-site monitoring and review of existing information are summarized in Tables 2 to 9.

### 4.1 Vegetation Communities

The delineation of vegetation communities within the Craigleith Property is intended to identify communities at a scale that has meaning and relevance to the overall objectives of the EIS. To facilitate the delineation, vegetation communities within the Property have been delineated following the ELC system of Lee *et al.* (1998). ELC mapping generally identifies distinct community patches of 0.5 ha or larger, with patches measuring less than 0.2 ha typically not delineated. For the purpose of this EIS, some patches  $\leq 0.2$  ha in size have been delineated and described to ensure that all features and functions of possible relevance are considered in the assessment.

Under the ELC system, a total of three distinct community types have been identified within or near the proposed lots (see Figure 2). Each community type and its ecological functions are briefly described in the following sections. Representative photos of these community types are provided in Appendix D.

#### 4.1.1 Cultural Woodlands (CUW)

About 0.2 ha (almost 50%) of the full Craigleith Property is occupied by woody vegetation that represent relatively early stages of succession subsequent to previous clearance for anthropogenic use. This wooded community is generally consistent with the Cultural Woodland (CUW) community as described under the ELC system. Within the confines of the proposed new lot, the CUW community accounts for about 70% of the lot area. Available aerial imagery indicates that the core of this area within the proposed lot was devoid of tree cover as late 2015. In the time since, a mix of early succession trees and shrubs has become established. White Ash is the dominant tree species, with a secondary presence of scattered White Elm, Manitoba Maple, and a few young specimens of Trembling Aspen. The vast majority of tree specimens measure  $<15$  cm diameter at breast height (DBH), and most are  $<10$  cm DBH. The largest tree specimens are located on the outer edges of what is proposed as the new lot, including a few Elm and Ash in the range of 15 - 25 cm DBH. A majority of these larger trees and many of the younger specimens are exhibiting signs of decline related to Emerald Ash Borer (EAB) or Dutch Elm Disease (DED).

The canopy is quite thin and fragmented, with a sizable opening in the core of the proposed lot. Total canopy cover is estimated in the order of 40-50%, and there is no discernable subcanopy. The under-storey is fairly dense and constitutes a substantial

percent of the total woody cover, and includes saplings of Ash and Elm along with native shrub species such as Alternate-leaved Dogwood, Red-Osier Dogwood and Choke Cherry. However, non-native European Buckthorn dominates the under-storey, and is also accompanied by some non-native Honeysuckle species. Woody vine species (Virginia Creeper, Wild Grape, Poison Ivy) are abundant and widespread. Because of the thin and broken canopy, ground cover is relatively dense and includes numerous species typical of disturbed sites, many of which are non-native and also invasive in a number of instances.

In terms of ecological function, the CUW community that occupies the majority of the Property appears to support a modest diversity of birds, a minority of which have forest habitat preferences, and none of which are *interior* forest species (see Table 3). Regionally common mammals are also present, but there is no indication of significant habitat function for fauna of any type. No Priority Species have been confirmed as present within the CUW community, although there is some possibility that any of the several bats species observed during the EIS could be encountered in this community from time to time. The nature of tree cover within the CUM community is such that it does not offer high quality roosting sites for .

### 4.1.2 Deciduous Forest (FOD)

Within the slight trough that runs along the west property boundary, there is a fairly abrupt transition to more mature and dense forest cover dominated by relatively mature specimens of Trembling Aspen. This small stand measures about 500 m<sup>2</sup> (0.05 ha) in total, of which about 150 m<sup>2</sup> lies within the Craigleith Property. Under the ELC system, this patch is generally consistent with the Fresh-Moist Poplar Deciduous forest (FOD8-1) community type.

The dominant Aspen assemblage consists of relatively even-aged trees, mostly measuring in the range of 20 to 35 cm DBH. Secondary species include White Ash and also scattered Manitoba Maple, mostly encountered as sub-canopy constituents. The shrub assemblage is similar to that of the CUW community, but the layer is considerably less dense. As with the CUW community, European Buckthorn is the most abundant shrub species. Owing partly to a denser canopy, the ground cover is less dense and less diverse than that of the CUW community, with a reduced presence of non-native and invasive species.

The ecological functions of the FOD9 community cannot be readily differentiated from those of the adjoining CUW community.

### 4.1.3 Wetland Community

The portion of the unevaluated wetland feature on the south edge of the proposed new lot measures about 500 m<sup>2</sup> (0.05 ha). Assessment of the plant community within this feature

has revealed that the presence of woody vegetation is patchy and comprised mostly of young specimens. However, total average tree cover is estimated to be in the range of 40 to 50% exceeds, indicate of a "swamp" ecosite. Red and White Ash are the primary tree species, with scattered presence of White Elm and a few young Silver Maple. For the purposes of this EIS, this wetland feature is described simply as an Ash Mineral Deciduous Swamp (SWD2) community under the ELC system. Most trees in this area measure <15 cm DBH. The Ash specimens in this area are significantly affected by EAB, and most of the Elm are also in poor health, likely due to DED.

The shrub layer is relatively sparse, and includes native species typical of wetlands and lowlands in the region (e.g. Red-osier Dogwood, shrub willows, Nannyberry). Non-native European Buckthorn is also present in notable abundance. Ground-cover is variable but relatively dense overall, and comprises a mix of graminoid species and dicots that are mostly considered to be hydrophytes. Non-hydrophytes are also regularly encountered in lower abundance and patchy distribution within the wetland feature.

There is no evidence to indicate that this community might support ecological functions typically associated with an SWD community (e.g. amphibian breeding habitat, nesting habitat for wetland birds). The available evidence suggests that the ecological functions of the wetland feature are similar to those of the adjoining FOD and CUW communities.

### 4.2 Vascular Plants

The detailed plant species list for the Craigleith Property is provided in Table 2. This list reflects monitoring across the full property and immediately adjacent lands over the full period of study.

A total of 120 vascular plant species have been identified within the Property. Of those that are native to Ontario, all are ranked as "Secure" (S5) or "Apparently Secure" (S4) in the Province. There were no plant species observed within the Property that have been subject to assessment by either COSEWIC or COSSARO as a possible Species at Risk (SAR).

The terrestrial plants found within the Property consist of a mix of native and non-native species. A total of 44 (37%) of the plant species identified within the Property are non-native, and 24 (20%) are considered by various sources to be invasive in Ontario. Non-native and/or invasive species are encountered in all vegetation communities within the Property, but are notably more prevalent in the CUW community that occupies 70% of the proposed new lot.. The invasive species within the Property include substantial patches of several that are considered highly invasive and which generally warrant management efforts (e.g. European Buckthorn).

About 33% of the vascular plant species encountered within the Property are species which grow primarily in wet conditions (i.e., coefficient of wetness is -3 or lower). These plants are generally limited in distribution, associated primarily with the identified wetland on the southern margin of the lot. Otherwise, the general lack of hydrophytes in

the majority of the proposed new lots reflects the relatively well-drained nature of the Property.

Only four of the plant species recorded within the Property have a Coefficient of Conservatism of 7 or higher. These species were encountered mostly within the wetland area. None of these species were abundant or widespread. The implications are that the Property is generally occupied by plant species that are not typical of long-standing communities. Even within the most mature forest cover (FOD8), most species are not indicative of communities that are long-standing or reflective of later stages of succession.

There are only a few plant species that exhibit relatively high abundance and/or distribution within the Craigleith Property. This includes primarily a few deciduous tree species (White Ash, White Elm, Trembling Aspen) and also non-native Buckthorn.

### 4.3 Birds and Bird Habitat

A full list of all bird species that have been observed at or near the Property is provided in Table 3. The species listed in Table 3 include those observed over the period of 2023 to 2025 within the Craigleith Property and also within immediately adjacent properties.

In total, 24 species of bird have been observed within or near the Property. None of the 24 species were confirmed as breeding within the Craigleith Property boundary, and nine species were indicated as "probable" breeders. The Provincial ranking of 23 of the species observed at or near the Property is "secure" (S5), and four species are ranked as "apparently secure" (S4). One species (European Starling) is considered "exotic" (SE). In terms of breeding habitat preference, only six of the species observed are considered forest species while 15 are habitat generalists or early succession species. There were only four species observed that have some affinity for wetland habitat (Canada Goose, RWBB, Ring-billed Gull, Yellowthroat). Two of these simply observed (i.e. no evidence of breeding potential within the property) and the other two are not considered to be obligate wetland species.

The Craigleith Property lies within Ontario Breeding Bird Atlas (OBBA) square 17NK52. Data have been obtained for this square and considered as regional context for the Property. The local breeding status determined through the OBBA is included as context in Table 3. The OBBA surveillance of square 17NK52 has identified 99 species of bird with some evidence of breeding within the 100-km<sup>2</sup> area of this square. Of these species, 12 have been subject to assessment by COSEWIC and/or COSSARO. As of the date of this report, five of the 12 have been deemed to be *Not at Risk*. The seven species on record for the area in question that are currently identified as Endangered, *Threatened* or *Special Concern* are summarized in Table 4. The OBBA data indicate most of these species are "probable" breeders in square 17NK52, with the Barn Swallow and Bank Swallow being the only "confirmed" breeders during the last complete atlas period (2001-2005). None of the species in Table 4 have been observed within or near the Craigleith Property.

#### 4.4 Amphibians and Reptiles

A review of the Ontario Amphibian and Reptile Atlas (OARA) indicates the presence of number of species or amphibian and reptile within NHIC square 17NK52. Table 5 summarizes the species that are indicated as present in this area (*i.e.*, within 10 km of the Craigleith Property).

The area of the proposed new lot is occupied mainly by deciduous woody communities, where there is an absence of vernal pools or other areas of relatively persistent standing water. Accordingly, the conditions within these wooded communities are generally not supportive for most of the reptile and amphibian species reported for the area. The wetland area along the southern margin of the Property does not exhibit standing water of depth or duration that would be conducive to the meaningful presence of turtles, but could occasionally be supportive of some amphibian activity. Because the wetland tends to completely dry out early in the growing season, the potential for meaningful levels of amphibian activity, particularly breeding, is considered to be low.

No life stages of any amphibian or reptile species were observed within or near the Property during the period of study. Low level breeding vocalizations of three amphibian species (Spring Peeper, American Toad, Tree Frog) were heard within 200 m of the property, but no calls emanated from the Property itself. These amphibian species are ranked as “secure” (S5) in the province of Ontario and are common in Simcoe County.

Overall, available information suggests a potential for modest presence of some amphibian and reptile species within the Property, particularly in association with the wetland feature on the Property's outer margin.. However, there is no expectation of the presence of amphibians or reptiles in significant number during critical life-cycle processes (e.g. reproduction) within or near the area of the proposed lot.

#### 4.5 Mammals

Monitoring of the Craigleith Property has revealed direct evidence of the presence of only two mammal species within the immediate confines of the Property. This includes Eastern Chipmunk (*Tamias striatus*) and Grey Squirrel (*Sciurus carolinensis*). These mammal species are ranked as “secure” (S5) in the province of Ontario and are common in Simcoe County. It is considered likely that several other regionally common species of mammal (e.g. raccoon, skunk, voles and mice) are occasionally present within the Property. None of the mammals evidenced within the Property are considered to be SOCC or SAR.

In regard to bats, there are several species which are regionally present and which include a number of SAR. The vegetation communities found within and around the proposed lots are relatively young, and there is a general absence of larger dead or dying trees that might contain hollows, cavities, large bark flakes and crevices that could function as roosting or hibernation sites. The density of large (>25 cm DBH) snag trees is well

below 10 per hectare, which is considered a threshold for potential function as maternal roosting habitat for local bat species. Rock outcrops, caves or other sites that could serve as hibernation sites are not found on or near the Property.

Acoustic surveillance conducted near the TA Property (summarized in Table 6) has provided evidence of the probable presence of five bat species, including Big Brown Bat, Eastern Red Bat, Northern Hoary Bat, Little Brown Myotis and Northern Myotis). Of these, all but the Big Brown Bat is listed as an SAR or has a provincial rank lower than S4 (*apparently secure*). A total of 30 passes with assigned species identities were recorded over a combined monitoring duration of 30 minutes. The species most frequently detected were Little Brown Myotis (27% of all passes) and Big Brown Bat (57% of all passes). The presence of bats is discussed further as potential Priority Species (Section 4.6).

Overall, the likelihood of presence within the Property of mammal species that are of conservation concern is considered to be low, and not likely to be meaningful to the viability of the local or regional populations.

### 4.6 Priority Species

For the purpose of this EIS, the term "Priority Species" includes:

1. any species with a provincial (sub-national) conservation status rank (SRank) of S1, S2, S3 or SH, or otherwise considered rare in Ontario, and
2. any species that has been designated as either *Endangered*, *Threatened*, or *Special Concern* by either the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) or the Committee on the Status of Species at Risk in Ontario (COSSARO).

The term "Species at Risk" (SAR) is applied to those included in regulatory listings as *Threatened* or *Endangered*, and thus subject to certain regulatory prohibitions. The term "Species of Conservation Concern" (SOCC) is generally applied to species other than those legally designated as *Threatened* and *Endangered*. Species of any of the noted designations are all tracked by the Natural Heritage Information Centre (NHIC).

The potential presence of SAR within or near the Property was initially examined in a manner consistent with guidance prepared by the Ministry of Environment, Conservation and Parks (MECP, 2019). Several sources of existing information were consulted to identify SAR that are on record for the area within a few km of the Property. This includes:

- the most recent results of the Ontario Breeding Bird Atlas (OBBA) for the 10-km x 10-km Square 17NK52, which encompasses the Property, as summarized in Table 4,

- the results of the Ontario Amphibian and Reptile Atlas (OARA) for Square 17NK52 as summarized in Table 5,
- the NHIC Element Occurrences (EO) for the area within 1-2 km of the Property, as summarized in Table 7,
- occurrences of Priority Species on record in the iNaturalist database within about 1 km of the Property, as summarized in Table 8.

The likelihood of occurrence of identified Priority Species within or in very close proximity to the Property has been assessed in consideration of the specific habitat requirements of each species. Direct surveillance of the Property was also conducted with focused attention on the possible presence of the Priority Species known to be present in the general area of the Property.

The NHIC Element Occurrence (EO) records include any species that are considered herein as Priority Species. NHIC EO records were obtained for the 1-km grid segments within 1 - 2 km of the Property (4 grid squares in total). A summary of the EO listings for these squares is provided in Table 7. A total of eight species are listed. As discussed in Section 4.4, data from the OBBA for Square 17NK52 indicate the presence of a total of seven Priority Species in the area of the Property. This includes four species also included in the NHIC records for the area. Data from the OARA (Table 5) indicate a total of three Priority Species of reptile or amphibian in the area of the Craigleith Property, including two turtle species that are also on record in the NHIC EO. The iNaturalist database (Table 8) contains records of only three Priority species, and all are identified in the other databases that have been considered.

In total, the existing information sources that have been consulted indicate the presence of 13 Priority Species in relatively close proximity to the Craigleith Property. Direct surveillance of the Property has included a series of specific monitoring efforts that address the possible presence of these and any other Priority Species. Through site surveillance, none of the 13 species on record were evidenced within the Property; and the habitat requirements of the 24 other species included in Tables 4 through 7 are generally not met to any significant extent within the Craigleith Property.

In regard to general concerns regarding species-at-risk bats, there are seven that are listed as *Endangered* that can be found, at least on occasion, in Simcoe County. One of these species (Northern Myotis) is generally encountered in coniferous forest. The other six species-at-risk bats are each common to deciduous or mixed forest habitat, and could theoretically be found within or immediately adjacent to the Property. The likelihood of presence of maternal colonies is dependent in part on the local abundance of large ( $\geq 25$  cm DBH) snags/cavity trees. Within and adjacent to the proposed lot, tree specimens that could be regarded as favorable snag trees are effectively absent. The few trees that exhibit some characteristics (mainly peeling bark) conducive to roosting are located in the wetland area. The overall density of snag trees within the proposed new lot does not meet the density requirement for high quality maternity roost habitat (i.e.,  $>10$  snags/hectare). The Property does not encompass or border any occurrences of Cliff-

Cave ecosites and does not contain any features (caves, crevices) that could serve as hibernacula. Overall, there is some possibility of occasional and intermittent presence of species-at-risk bats within or near the Property, but there is no reason to expect the concentrated presence of bats for hibernation or maternal roosting purposes.

Other than the noted bat species, all flora and fauna observed on or near the Craigleith Property are from relatively secure populations and do not warrant any consideration as conservation concerns. The other Priority Species on record within the general area have not been observed within the Property, and the preferred habitats of most of these species are generally not present to any meaningful extent within the Property. The implications of the noted Priority species are further assessed and discussed in Section 5.1.

### 4.7 Significant Wildlife Habitat

The information available for the purpose of this EIS has been reviewed in specific consideration of the potential presence and implications of Significant Wildlife Habitat (SWH) within the Craigleith Property. The analysis of potential SWH presence and impacts is based on guidance provided by the MNRF (MNR 2000, MNRF 2015). There are several categories and specific types of designated SWH. These various SWH types each have generally recognized associations with specific ELC community types, indicator species, and other specified criteria (often related to patch size). The determination of SWH habitat is ultimately based on direct evidence of presence of the class of wildlife in question.

The Deciduous Forest (FOD), Cultural Woodland (CUW) and Deciduous Swamp (SWD) community types that occupy of the Craigleith Property (see Section 4.1) can generally support a number of SWH functions, as follows:

- *Seasonal Concentration Areas* (four categories of possible relevance ),
- *Rare Vegetation Communities* (one category of possible relevance to FOD - i.e., *old growth forest*),
- *Habitat for SOCC* (one category of possible relevance)
- *Animal Movement Corridors* (one category of possible relevance), and
- *Specialized Habitat for Wildlife* (five categories of possible relevance).

The characteristics (age, tree species types, canopy configuration, etc.) of the forest cover within and around the proposed new lot, and the wildlife species that have been recorded within or near the Property, have been reviewed in context of the specifications for each of these SWH functions. In consideration of this information and various defining criteria, the Craigleith Property has the potential to support the following specific SWH functions;

- bat maternity colonies,
- area-sensitive bird breeding habitat,

- habitat for Special Concern and rare wildlife species, and
- seeps and springs.

Each of these candidate SWH functions potentially supported within or near the the Craigleith Property is discussed below.

### 4.7.1 Bat Maternity Colonies

The Craigleith property is occupied by forest communities that have some potential to provide sites for maternal roosting of several bat species. As discussed in Section 4.6, the density of large (>25 cm DBH) snag trees within the proposed lot was determined to be well below the reported SWH threshold of 10 per hectare. Over the period of surveillance, no trees with obvious crevices, cavities or large bark flakes were observed within the upland area of the proposed lot where residential development is anticipated to occur. Overall, the conditions within the lots are not consistent with those described for this form of SWH.

### 4.7.2 Area-Sensitive Bird Breeding Habitat

The blocks of woodland that occupy or overlap the Property exhibit dimensions such that they do NOT meet the specific SWH criterion for forest interior habitat (i.e., >200 m from forest edges).

Forest cover within the area of the proposed lots is also generally not fully mature, which is a secondary defining characteristic of interior forest. During breeding bird surveillance of the Property, the presence of only one of the listed indicator species was evidenced immediately within the Craigleith Property. This consisted of limited evidence of possible breeding of the Red-breasted Nuthatch. The criterion for this form of SWH is the confirmed nesting presence of three of the indicator species. Overall, this form of SWH is not considered to be present within the Property.

### 4.7.3 Special Concern and Rare Wildlife Species

As discussed in Section 4.6, there are NO species Provincially designated as *Special Concern* and/or with a Provincial Rank of S3 that have been confirmed as being present within the Property.

### 4.7.4 Seeps and Springs

No evidence of groundwater seeps was observed within the Property, and none of the wildlife indicator species for this SWH category have been observed within or near the Property. Further, there is no expectation of meaningful hydrological connectivity

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between the anticipated building envelope and the wetland area where there is potential for groundwater seepage.

## 5.0 ANALYSIS OF POTENTIAL IMPACTS

The current proposal for the Craigleith Property calls for the creation of a new lot for the eventual establishment of a single-family residences and associated infrastructure. Detailed plans for the residential development have not been prepared at this time, but it can be conservatively assumed that site alteration of a significant portion of the new lot would be required to facilitate such development.

In general consideration of eventual development within the new lot, and without accounting for any planning adjustments or other mitigating measures, an initial high-level assessment identifies several potential natural heritage implications, as follows;

- direct loss or impairment of  $\leq 0.1$  ha of Cultural Woodland (CUW) community and associated ecological functions,
- possible indirect impacts on the wetland that is hydrologically down-gradient of some portion of the proposed new lot, and
- possible direct harm or indirect disturbance of Priority Bat Species that have been observed in the vicinity of the proposed lot.

The following analysis further examines the potential impacts listed above. For each of the specific natural features of concern, the likelihood and significance of adverse effects due to potential development of the Property are qualitatively assessed. The assessed potential for adverse effects is based in part on the characteristics and functions of the features themselves. The assessment considers various aspects of potential future development following severance, including the extent of site alteration and various conditions that might be encountered within the Property both during and after construction.

Conclusions and recommendations drawn from this analysis, including mitigation recommendations, are provided in Section 6.

### 5.1 Priority Species

In summary, there are a total of 20 Priority Species (*i.e.*, SOCC or SAR) on recent record in the general vicinity of the Craigleith Property that have been assessed for the purpose of this EIS. Table 9 summarizes the status of each of these species in regard to possible presence within the Property. The Property generally does not exhibit the characteristics or specific habitat elements that would support local populations of the Priority Species that have been observed in the area. When considering habitat limitations and the findings of direct surveillance of the Property, only the SAR bat species have some reasonable potential to be present in or near the proposed new lots and be theoretically subject to risk of direct or indirect impacts of eventual residential development.

Overall, the risk associated with potential impacts to these Priority Species is considered to be very low, and mitigation measures are available to further reduce this low level of risk (see Section 6.3).

### **5.2 Significant Wildlife Habitat**

Surveillance of the Property for potential SWH (see Section 4.7), indicates that there are four candidate SWH categories that could be supported to some extent within the Property. These potential SWH functions are associated primarily with the wetland area, and there are no confirmed SWH functions associated with the area of anticipated residential development. As a result, no direct impacts on SWH functions are expected.

In regard to the potential for groundwater seeps that discharge into the wetland area, there is a theoretical potential for adverse effects if there is any substantial impairment of the groundwater sources of these seeps. Theoretically, significant land alteration over a large portion of the source recharge zone could ultimately affect the volume or duration of groundwater discharge at the seeps. There is no expectation that single-family residential development in limited portions of the proposed lot would substantially alter groundwater infiltration or movement patterns such that the seepage sources would be negatively affected.

Despite the low risk to seeps and other theoretical SWH functions within the Property, there are general recommendations that serve to further reduce the already negligible risk (see Section 6.3).

### **5.3 Wetlands**

The small wetland along the southern edge of the proposed lot can and should remain entirely outside of the eventual building envelope, eliminating any risk of any direct impacts as a result of eventual lot development. There is no evidence that the portion of the proposed lot that could be altered for development purposes would be the origin of significant hydrological inputs to the wetland feature. The risk of indirect impacts on the wetland as a result of impairment of hydrological balance is considered to be very low.

Overall, there is no expectation of any direct or indirect impacts of development within the proposed lots on the wetland feature or its functions. Measures are available to further mitigate the low risk (see Section 6.3).

### **5.4 Woodlands**

The woodland communities within the Property generally support limited ecological functions that are not considered to be sensitive or of conservation concern. Although there is possible SAR bat habitat and potential SWH function associated with woody cover, analysis indicates that these specific functions would not be adversely affected by development within the proposed lot. In consideration of size alone, the maximum

possible loss of ~0.1 ha (or less) would not constitute a meaningful reduction of the larger woodland network in the area around the Property. Overall, the proposed severance is not expected to adversely affect the overall integrity and function of woodlands within and surrounding the Property. Various mitigation measures are provided in Section 6.3 which would further reduce the already minimal risk of adverse effects on Significant Woodlands or their functions.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Summary of Existing Conditions

The majority of the Craigleith Property is occupied by woody vegetation communities (CUW, FOD, SWD) that are young, exhibit modest structural development, and support modest assemblages of fauna that are common and typical of the region. These wildlife species are generally from secure populations and almost all are not considered to be of conservation concern. No Species of Conservation Concern (SOCC) were encountered within the Property, but the presence of several bat Species at Risk (SAR) within or near the proposed new lot is considered possible. There is no expectation of meaningful presence of other Priority Species within the Property.

Otherwise, the wooded communities within the Property do not support species or functions which would be considered to be sensitive or as conservation priorities.

There is a wooded wetland feature found at the southern edge of the proposed new lot. The wetland is small (<0.1 ha) and its ecological function is limited by both size and an absence of persistent standing water.

### 6.2 Summary of Potential Impacts

An understanding of the risk of potential impacts potentially associated with the proposed severance of the Craigleith Property is derived in part from the analysis presented in Section 5. Table 9 summarizes the various risks that have been identified and assessed. The likelihood and significance of each category of potential impact are relatively ranked as either low, medium or high. The likelihood and significance of any possible impacts of proposed development are dependent on the natural heritage characteristics of the Property and also the specific aspects of the proposed development. For each environmental feature of interest, the overall risk is a function of both *likelihood* and *significance*.

#### Priority Species

Based on information obtained and reviewed in this EIS, the only Priority Species that warrant some consideration of their presence are SAR bat species. Based on a general absence of favourable roosting sites, there is a low likelihood of occurrence of SAR bats within the Property in meaningful number, for meaningful duration, or for critical aspects of their life cycle. The risk of loss or disturbance of bats is deemed to be very low, and can be effectively mitigated. There is no expectation of impacts that would have significant implications in context of the local population of these species or in regard to the functional integrity of the local Natural Heritage System.

### Significant Wildlife Habitat

There are no instances of confirmed SWH function within or near the proposed new lot. The overall risk of the proposed severance in regard to SWH elements is deemed to be very low.

### Wetlands

The unevaluated wetland feature located on the southern margin of the proposed lot can remain separated from the eventual building envelope and does not appear to be sustained by hydrological connectivity to the area where the envelope is anticipated. Overall, there is no expectation of any direct or indirect impacts of eventual residential development within the new lot on the wetland feature or its functions.

### Woodlands

Eventual residential development plans are expected to require alteration of a limited area (0.1 ha or less) of woodlands within the proposed lots. These early succession woodlands are young, thin and dominated by tree species (i.e., Ash and Elm) that are in decline as a result of specific pests and disease. These woodlands also exhibit a substantial presence of non-native and/or invasive species. Lot creation and eventual is not anticipated to have meaningful adverse effect on the overall integrity and function of woodlands within and around the Property.

## **6.3 Mitigation and Enhancement Recommendations**

Regardless of the overall low level of risk, there should be efforts to further mitigate the risk of any impacts potentially associated with the eventual development of the new lot that is being proposed for the Craigleith Property. Recommendations are provided herein to avoid, limit or otherwise mitigate the potential impacts that have been identified.

### **6.3.1 Priority Species**

Site monitoring has revealed the potential presence of several SAR bat species within or in close proximity to areas of future development within the proposed lot. The removal of some areas of tree cover within the lot could directly affect bat species that might be present. For the eventual residential development within the lot, and in following the precautionary principle, there are three measures recommended to avoid or reduce any risk of negative impacts to SAR bats. This includes:

- scheduling of clearing or site preparation activities to avoid the active bat period (i.e., 01 April to 30 September).
- post-construction installation of artificial roost sites, with various considerations to optimize effectiveness (structure design and capacity, location and orientation of placement).

- development of a Tree Preservation Plan (TPP) to limit the extent of potential tree removal and indirect impacts (e.g. root zone damage), with particular emphasis on trees that exhibit characteristics conducive to bat roosting. See Section 6.3.2 for further discussion of TPP recommendations.

To reduce the risk of impacts on any breeding birds which would be subject to prohibitions of the Migratory Bird Convention Act, any clearing of forested areas should be timed to avoid the active bird nesting period (i.e., from May to August, inclusive).

### 6.3.2 Woodlands

As noted in Section 5.4, the potential loss or impairment of woodlands within the Craigleith Property is not expected to result in meaningful loss of ecological function at the local or regional level. Regardless of functional implications, the loss or impairment of any woodland should be minimized simply owing to the fact that there is a general absence of woodlands in the region and the Province, and any further reductions exacerbate this situation. Accordingly, the Craigleith Property should eventually be developed with considerations to minimize loss of tree cover within the Property. In this effort, it is recommended that the eventual lot layout allows for meaningful retention of existing tree cover within the new lot. Considering a total lot area of about 0.2 ha, it is recommended that a minimum total area of 0.1 ha (i.e. 50% of the total area) of retained tree cover within the new lot be considered as an objective. A Tree Preservation Plan (TPP) should be developed in advance of eventual development to specify tree retention objectives.

Aside from measures related to building envelope size and position, there are various standard measures that should be adopted at the time of construction to protect trees and forest cover that are to be retained. This includes installation of protective barriers and management of construction traffic to avoid inadvertent damage to trees or their root systems. A TPP should be developed to include an implementation plan for these and other relevant measures.

Any measures aimed at tree preservation can also be designed and implemented to mitigate any of the identified or potential risks to Priority Species (particularly bats), and also risks to the wetland. As such, a TPP should be a high priority in the planning for eventual development of the proposed new lot within the Craigleith Property.

### 6.3.3 Significant Wildlife Habitat

There are several mitigation measures that can be implemented to reduce the potential for adverse effects on minor seeps that could be present within the wetland area. To reduce the risk of disruption or impairment of groundwater sources, the mitigation measures include the following;

- direct residential downspouts onto lawns or other permeable surfaces, and avoid direct connection to artificial stormwater conveyance infrastructure,
- maximize the incorporation of vegetated swales and ditches in SWM plans, and minimize paved curbs and drains, and
- maximize the use of permeable paver materials where appropriate and feasible.

In addition to these measures to prevent effects on seepage, avoid any aspect of development (e.g. fencing) that may restrict access by wildlife to the area where seeps might be located.

### 6.3.4 Wetland

An Erosion and Sediment Control (ESC) Program should be developed and implemented as a standard measure for the construction phase to mitigate the potential for adverse effects on the watercourse and the wetland feature within the Craigleith property.

The development of a stormwater management (SWM) plan in later stages of planning and development should give consideration to measures to ensure protection of the wetland. Low Impact Development (LID) controls should be considered and included in the SWM plan to the extent feasible.

### 6.3.5 Building Envelope

The size and placement of the eventual building envelope can be established so as to contribute to further reduction of risk to various natural heritage features and functions. In this regard, the following considerations pertaining to the building envelope are recommended;

- the area of the building envelope should be in the range of 700 to 1000 m<sup>2</sup>, consistent with the existing residential envelope on the retained lot and accounting for no more than 50% of the area of the new lot,
- the envelope should be placed primarily within the central plateau that is relatively elevated and which is occupied by the CUW community,
- the envelope should avoid or minimize overlap with the patch of Aspen forest (FOD8), and
- the envelope should avoid overlap with the wetland area, and maintain a separation of 10 m from the wetland to the extent feasible.

An approximation of a potential building envelope (PBE) that meets the noted characteristics is depicted in Figure 3.

### 6.3.6 Restoration and Enhancement

There are a number of invasive species present within the Craigleith Property, including substantial patches of several species that are considered highly invasive and which generally warrant management efforts (e.g. European Buckthorn). Efforts to control or remove these species would be beneficial.

## 6.4 Policy Interpretation

The Provincial Policy Statement (PPS) serves as the foundation for the various policies contained in the County and Municipal OPs, including those that are intended to protect and maintain the natural environment and its functions. The following summaries address the PPS and OP natural heritage policy elements that are of relevance to the Property.

### Significant Woodlands

No development or site alteration may occur within Significant Woodlands or their adjacent lands (within 120 m) unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions. In addition, fragmentation of significant woodlands is generally discouraged.

Eventual development within the proposed new lot will result in some loss or impairment of existing woodland. However, this woodland does not warrant designation as Significant Woodland. The total area of affected woodland is projected to be about 0.1 ha or less. This EIS concludes that development will not fragment or otherwise result in adverse impacts on woodlands as a functional component of the NHS that overlaps the Property and surrounding lands.

### Habitat of Threatened/Endangered Species

The PPS states that no development or site alteration will be permitted within the habitat of Threatened or Endangered species except in accordance with provincial and federal requirements. No development or site alteration will be permitted within the adjacent lands to these areas unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

There only instance of provincially *Threatened* or *Endangered* Species or their habitat within or near the Craigleith Property consists of recorded presence of several SAR bats along the southern perimeter of the Property. The Property itself does not encompass high quality bat habitat, and timing of eventual residential development can be adjusted to avoid any risk of direct adverse effects. Overall, it is concluded that the severance poses a very low risk of negative impacts on these bat species and their respective habitat. Additional consultation with the MECP in regard to compliance with relevant regulations

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under the Endangered Species Act (ESA) may be required at the time of eventual application for building permits.

### Significant Wildlife Habitat

In the PPS, development and site alteration is not permitted within Significant Wildlife Habitat (SWH) and adjacent lands (120 m) unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

The EIS has determined that there are no SWH functions within or near the Craigleith Property. No direct or indirect impacts on SWH function are expected.

### Natural Heritage System (NHS)

The PPS states that diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of the NHS, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The Craigleith Property encompasses woodlands and a small wetland area that facilitate a limited level of ecological connectivity in the area around the Property. The creation of a new lot within the Craigleith Property is not expected to result in development opportunities that would cause any meaningful loss or impairment of ecological or hydrological connectivity, or the overall integrity of the NHS.

### Summary

Overall, the proposed severance to create one new 0.2-ha lot within the Craigleith Property meets policy requirements and there is no expectation of any policy non-compliance pertaining to the key feature of interest (i.e., the wetland) or the NHS of which it is part.

## 7.0 REFERENCES

- Bird Studies Canada (BSC), Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources. 2021. Ontario Breeding Bird Atlas Database. Data accessed from NatureCounts, a node of the Avian Knowledge Network, Bird Studies Canada. Available at: <http://www.naturecounts.ca>.
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## **TABLES**

**Table 1: Summary of Site Monitoring Activities**

Date <sup>1</sup>	Ecological Land Classification (ELC)	Wetland Assessment	Botanical Inventory	Breeding Bird Survey (BBS)	Amphibian Survey		Bat Monitoring	
					Point-count <sup>3</sup>	Wandering Surveillance	Habitat Assessment	Acoustic Surveillance <sup>3</sup>
19-Aug-23	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
26-Oct-24	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
25-May-25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
15-Jun-25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
16-Jul-25		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
31-Jul-25		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				

- 1 - Monitoring initiated in 2023, and completed in 2025
- 2 - BBS covered period between sunrise and 10:00 a.m.
- 3 - Monitoring completed at least 1/2 hour after sunset
- 4 - Conditions recorded where protocol includes relevant specifications

**Table 2: Plant Species Observed at the Craighleith Property**

Common Name	Scientific Name	Provincial Status (S-RANK) <sup>1</sup>	Native vs Non-Native Status	Coefficient of Conservatism <sup>2</sup>	Wetness Coefficient <sup>2</sup>
Alder-leaved Buckthorn	<i>Endotropis alnifolia</i>	S5	Native	7	-5
Alternate-leaved Dogwood	<i>Cornus alternifolia</i>	S5	Native	6	3
American Water-horehound	<i>Lycopus americanus</i>	S5	Native	4	-5
Asparagus-fern	<i>Asparagus officinalis</i>	NA	Non-native	NA	3
Awl-fruited Sedge	<i>Carex stipata</i>	S5	Native	3	-5
Bebb's Sedge	<i>Carex bebbii</i>	S5	Native	3	-5
Bebb's Willow	<i>Salix bebbiana</i>	S5	Native	4	-3
Birdfoot Trefoil*	<i>Lotus corniculatus</i>	NA	Non-native	NA	3
Black Knapweed*	<i>Centaurea nigra</i>	NA	Non-native	NA	5
Black Medic*	<i>Medicago lupulina</i>	NA	Non-native	NA	3
Black Nightshade	<i>Solanum emulans</i>	S5	Native	1	3
Black-eyed Susan*	<i>Rudbeckia hirta</i>	S5	Native	0	3
Bladder Sedge	<i>Carex intumescens</i>	S5	Native	6	-3
Blue Vervain	<i>Verbena hastata</i>	S5	Native	4	-3
Boneset	<i>Eupatorium perfoliatum</i>	S5	Native	2	-3
Bouncing Bet	<i>Saponaria officinalis</i>	NA	Non-native	NA	3
Broad-leaf Cattail	<i>Typha latifolia</i>	S5	Native	1	-5
Brown Knapweed*	<i>Centaurea jacea</i>	NA	Non-native	NA	5
Butter-and-eggs	<i>Linaria vulgaris</i>	NA	Non-native	NA	3
Calico Aster	<i>Symphotrichum lateriflorum</i>	S5	Native	3	0
Canada Anemone	<i>Aneomone canadensis</i>	S5	Native	3	-3
Canada Bluejoint	<i>Calamagrostis canadensis</i>	S5	Native	4	-5
Canada Goldenrod	<i>Solidago canadensis</i>	S5	Native	1	3
Canada Mayflower	<i>Maianthemum canadense</i>	S5	Native	5	0
Canada Rush	<i>Juncus canadensis</i>	S5	Native	6	-5
Cherry Dogwood	<i>Cornus mas</i>	NA	Non-native	NA	NA
Chicory	<i>Chicorium intybus</i>	NA	Non-native	NA	5
Choke Cherry	<i>Prunus virginiana</i>	S5	Native	2	3
Climbing Nightshade	<i>Solanum dulcamara</i>	NA	Non-native	NA	0
Coltsfoot*	<i>Tussilago farfara</i>	NA	Non-native	NA	3
Common (Old-field) Cinquefoil	<i>Potentilla simplex</i>	S5	Native	3	3
Common Burdock*	<i>Arctium minus</i>	NA	Non-native	NA	3
Common Buttercup*	<i>Ranunculus acris</i>	NA	Non-native	NA	0
Common Dandelion*	<i>Taraxacum officinale</i>	NA	Non-native	NA	3
Common Milkweed	<i>Asclepias syriaca</i>	S5	Native	0	5
Common Mullein*	<i>Verbascum thapsis</i>	NA	Non-native	NA	5
Common Plantain	<i>Plantago major</i>	NA	Non-native	NA	3
Common Ragweed	<i>Ambrosia artemisiifolia</i>	S5	Native	0	3
Common St. Johnswort	<i>Hypericum perforatum</i>	NA	Non-native	NA	5
Common Strawberry	<i>Fragaria virginiana</i>	S5	Native	2	3
Common Tansy	<i>Tanacetum vulgare</i>	NA	Non-native	NA	5
Common Timothy	<i>Phleum pratense</i>	NA	Non-native	NA	3
Curly Dock	<i>Rumex crispus</i>	NA	Non-native	NA	0
Daisy Fleabane	<i>Erigeron annuus</i>	S5	Native	0	3
Dog Violet	<i>Viola conspersa</i>	S5	Native	3	0
Domestic Apple	<i>Malus pumila</i>	NA	Non-native	NA	5
Eastern White Cedar	<i>Thuja occidentalis</i>	S5	Native	4	-3
Elecampane Flower*	<i>Inula helenium</i>	NA	Non-native	NA	3
English Plantain	<i>Plantago lanceolata</i>	NA	Non-native	NA	3
European Buckthorn*	<i>Rhamnus cathartica</i>	NA	Non-native	NA	0
Field Horsetail	<i>Equisetum arvense</i>	S5	Native	0	0
Fox Sedge	<i>Carex vulpinoidea</i>	S5	Native	3	-5
Fringed Loosestrife	<i>Lysimachia ciliata</i>	S5	Native	4	-3
Garlic Mustard*	<i>Alliaria petiolata</i>	NA	Non-native	NA	0

**Table 2: Plant Species Observed at the Craigeith Property**

Common Name	Scientific Name	Provincial Status (S-RANK) <sup>1</sup>	Native vs Non-Native Status	Coefficient of Conservatism <sup>2</sup>	Wetness Coefficient <sup>2</sup>
Green Ash	<i>Fraxinus pennsylvanica</i>	S4	Native	3	-3
Ground Ivy	<i>Glechoma hederacea</i>	NA	Non-native	NA	3
Harlequin Blue Flag	<i>Iris versicolor</i>	S5	Native	5	-5
Herb-Robert	<i>Geranium robertianum</i>	S5	Native	2	3
Hog-Peanut	<i>Amphicarpaea bracteata</i>	S5	Native	4	0
Jerusalem artechoke	<i>Helianthus tuberosus</i>	SU	Native	1	0
Manitoba Maple*	<i>Acer negundo</i>	S5	Native	0	0
Marsh Bedstraw	<i>Galium palustre</i>	S5	Native	5	-5
Meadow Fescue	<i>Lolium pratense</i>	NA	Non-native	NA	3
Nannyberry	<i>Viburnum lentago</i>	S5	Native	4	-1
Narrow-leaved Cattail*	<i>Typha angustifolia</i>	NA	Native	NA	-5
New England Aster	<i>Symphyotrichum novae-angliae</i>	S5	Native	2	-3
Orchard Grass	<i>Dactylis glomerata</i>	NA	Non-native	NA	3
Oxeye Daisy*	<i>Leucanthemum vulgare</i>	NA	Non-native	NA	5
Pale Jewelweed	<i>Impatiens pallida</i>	S4	Native	7	-3
Peach-leaved Willow	<i>Salix amygdaloides</i>	S5	Native	6	-3
Perennial Ryegrass*	<i>Lolium perenne</i>	NA	Non-native	NA	3
Periwinkle*	<i>Vinca minor</i>	NA	Non-native	NA	5
Philadelphia Fleabane	<i>Erigeron philadelphicus</i>	S5	Native	1	-3
Poison Ivy	<i>Toxicodendron radicans</i>	S5	Native	2	0
Purple Loosestrife*	<i>Lythrum salicaria</i>	NA	Non-native	NA	-5
Purple-leaved Willowherb	<i>Epilobium coloratum</i>	S5	Native	3	-5
Pussy Willow	<i>Salix discolor</i>	S5	Native	3	-3
Red Clover*	<i>Trifolium pratense</i>	NA	Non-native	NA	3
Red Raspberry	<i>Rubus idaeus</i>	S5	Native	2	3
Red-osier Dogwood	<i>Cornus sericea</i>	S5	Native	2	-3
Reed Canary Grass	<i>Phalaris arundinacea</i>	S5	Native	0	-3
Retorse Sedge	<i>Carex retrorsa</i>	S5	Native	5	-5
Riverbank Grape	<i>Vitis riparia</i>	S5	Native	0	0
Rough Avens	<i>Geum laciniatum</i>	S4	Native	4	-3
Rough Cinquefoil	<i>Potentilla norvegica</i>	S5	Native	0	0
Rough-stemmed Goldenrod	<i>Solidago rugosa</i>	S5	Native	4	0
Scotch Thistle	<i>Onopordum acanthium</i>	NA	Non-native	NA	5
Self-heal	<i>Prunella vulgaris</i>	NA	Non-native	NA	0
Sensitive Fern	<i>Onoclea sensibilis</i>	S5	Native	4	-3
Serviceberry	<i>Amelanchier arborea</i>	S5	Native	5	3
Silver Maple	<i>Acer saccharinum</i>	S5	Native	5	-3
Small White Aster	<i>Symphyotrichum lateriflorum</i>	S5	Native	NA	-3
Spotted Jewelweed	<i>Impatiens capensis</i>	S5	Native	4	-3
Spotted Joe-pye Weed	<i>Eupatorium maculatum</i>	S5	Native	3	-5
Spotted Water-hemlock	<i>Cicuta maculata</i>	S4S5	Native	6	-5
Starry False Solomon's-seal	<i>Maianthemum stellatum</i>	S5	Native	6	0
Swamp Aster	<i>Symphyotrichum puniceum</i>	S5	Native	6	-5
Sweet Cherry	<i>Prunus avium</i>	NA	Non-native	NA	5
Sweet Pea	<i>Lathyrus latifolius</i>	NA	Non-native	NA	5
Sweetbrier	<i>Rosa eglanteria</i>	NA	Non-native	NA	3
Tall Fescue*	<i>Schedonorus arundinaceus</i>	NA	Non-native	NA	3
Tall Goldenrod	<i>Solidago altissima</i>	S5	Native	1	3
Tall Meadow-rue	<i>Thalictrum pubescens</i>	S5	Native	5	-3
Tatarian Honeysuckle*	<i>Lonicera tatarica</i>	NA	Non-native	NA	3
Teasel	<i>Dipsacus fullonum</i>	NA	Non-native	NA	3
Thicket Creeper	<i>Parthenocissus vitacea</i>	S5	Native	4	3
Trembling Aspen	<i>Populus tremuloides</i>	S5	Native	2	0
Tufted Vetch*	<i>Vicia cracca</i>	NA	Non-native	NA	5

**Table 2: Plant Species Observed at the Craigleith Property**

Common Name	Scientific Name	Provincial Status (S-RANK) <sup>1</sup>	Native vs Non-Native Status	Coefficient of Conservatism <sup>2</sup>	Wetness Coefficient <sup>2</sup>
White Ash	<i>Fraxinus americana</i>	S4	Native	4	3
White Elm	<i>Ulmus americana</i>	S5	Native	3	-3
White Sweet Clover	<i>Melilotus albus</i>	NA	Non-native	NA	3
White Turtlehead	<i>Chelone glabra</i>	S5	Native	7	-5
White Vervain	<i>Verbena urticifolia</i>	S5	Native	4	0
Wild Basil	<i>Clinopodium vulgare</i>	S5	Native	4	5
Wild Carrot*	<i>Daucus carota</i>	NA	Non-native	NA	5
Wild Raspberry	<i>Rubus occidentalis</i>	S5	Native	2	5
Woodland Agrimony	<i>Agrimonia striata</i>	S4	Native	3	3
Woodland Strawberry	<i>Fragaria vesca</i>	S5	Native	4	3
Woodland Sunflower	<i>Helianthus divaricatus</i>	S5	Native	7	5
Yellow Avens	<i>Geum aleppicum</i>	S5	Native	2	0

\* - species marked with an asterisk are considered by various sources to be invasive in Ontario

1. Provincial Rank: S4 - Apparently Secure, S5 - Secure, NA = not applicable (non-native species)

2. Coefficients as reported by Oldham et al., 1995

**Table 3: Bird Species Observed at or near the Craigleith Property**

Species		Breeding Status		Conservation Status			Breeding Habitat Preference <sup>6</sup>
Common name	Scientific name	Site <sup>1</sup>	OBBA <sup>2</sup>	SRANK <sup>3</sup>	COSEWIC <sup>4</sup>	COSSARO <sup>5</sup>	
American Crow	<i>Corvus brachyrhynchos</i>	Possible	Confirmed	S5	-	-	general
American Goldfinch	<i>Carduelis tristis</i>	Probable	Probable	S5	-	-	general
American Robin	<i>Turdus migratorius</i>	Probable	Confirmed	S5	-	-	general
American Woodcock	<i>Scolopax minor</i>	Possible	Possible	S4	-	-	early succession
Black-capped Chickadee	<i>Poecile atricapillus</i>	Probable	Confirmed	S5	-	-	general
Blue Jay	<i>Cyanocitta cristata</i>	Probable	Confirmed	S5	-	-	forest
Canada Goose	<i>Branta canadensis</i>	Observed	Confirmed	S5	-	-	wetland
Cedar Waxwing	<i>Bombycilla cedrorum</i>	Possible	Confirmed	S5	-	-	general
Common Grackle	<i>Quiscalus quiscula</i>	Possible	Confirmed	S5	-	-	general
Common Yellowthroat	<i>Geothlypis trichas</i>	Possible	Probable	S5	-	-	early succession, wetland
Downy Woodpecker	<i>Dryobates pubescens</i>	Possible	Possible	S5	-	-	forest
European Starling	<i>Sturnus vulgaris</i>	Possible	Confirmed	SE	-	-	urban/general
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	Possible	Confirmed	S5	-	-	forest
House Wren	<i>Troglodytes aedon</i>	Probable	Confirmed	S5	-	-	general
Mourning Dove	<i>Zenaidura macroura</i>	Probable	Probable	S5	-	-	general
Northern Cardinal	<i>Cardinalis cardinalis</i>	Probable	Probable	S5	-	-	early succession
Northern Flicker	<i>Colaptes auratus</i>	Possible	Possible	S4	-	-	general
Northern Oriole	<i>Icterus galbula</i>	Possible	Probable	S5	-	-	general
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>	Possible	Not Reported	S4	-	-	forest
Red-breasted Nuthatch	<i>Sitta canadensis</i>	Possible	Not Reported	S5	-	-	forest
Red-eyed Vireo	<i>Vireo olivaceus</i>	Probable	Probable	S5	-	-	forest
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	Possible	Confirmed	S4	-	-	wetlands, grasslands
Ring-billed Gull	<i>Larus delawarensis</i>	Observed	Not Reported	S5	-	-	wetland
Song Sparrow	<i>Melospiza melodia</i>	Probable	Confirmed	S5	-	-	general

1. includes adjacent lands within 100 m of property perimeter
2. the highest breeding status reported in the OBBA for Square 17NK52
3. Provincial Rank: SE = Exotic, S4 = Apparently Secure, S5 = Secure
4. Federal Status: "-" = not assessed
5. Provincial Status: "-" = not assessed
6. based on the Ontario Breeding Bird Atlas (OBBA)

**Table 4: Priority Bird Species Reported for OBBA Square 17NK52**

Species		SRank <sup>1</sup>	SARO Status <sup>2</sup>	SARA Status <sup>3</sup>	Primary Habitat Association <sup>4</sup>
Common Name	Scientific Name				
Bank Swallow	<i>Riparia riparia</i>	S4	THR	THR	river banks, sand/soil piles
Barn Swallow	<i>Hirundo rustica</i>	S4	SC	SC	manmade structures
Bobolink	<i>Dolichonyx oryzivorus</i>	S4	THR	THR	grasslands, hayfields (usually > 5 ha)
Eastern Meadowlark	<i>Sturnella magna</i>	S4	THR	THR	grasslands, hayfields (usually > 5 ha)
Eastern Wood-pewee	<i>Contopus virens</i>	S4	SC	SC	deciduous and mixed forest with edges/openings
Louisiana Waterthrush	<i>Parkesia motacilla</i>	S2	THR	THR	steep stream valleys within large forest tracts
Wood Thrush	<i>Hylocichla mustelina</i>	S4	SC	THR	mature deciduous or conifer-deciduous forests

1 - Provincial Rank (breeding season) - S2 = Threatened, S4 = Apparently Secure

2 - Species at Risk in Ontario - SC = Special Concern, THR = Threatened

3 - Species at Risk Act (Canada) - SC = Special Concern, THR = Threatened

4 - as reported in the Ontario Breeding Bird Atlas (OBBA)

**Table 5: Reptile and Amphibian Species Reported in OARA<sup>1</sup>**

Species		SRank <sup>2</sup>	ESA Status <sup>3</sup>	SARA Status <sup>4</sup>	Primary Habitat Association <sup>5</sup>
Common Name	Scientific Name				
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4	-	SC	soft substrates and basking sites
Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	Most freshwater habitats, most often with slow-moving water, soft substrates and abundant vegetation
Eastern Gartersnake	<i>Thamnophis sirtalis sirtalis</i>	S5	-	-	A generalist, occupying wide variety of habitats
Eastern Milksnake	<i>Lampropeltis triangulum</i>	S4	NAR	SC	Open habitats - rocky outcrops, fields and forest edge
American Bullfrog	<i>Lithobates catesbeianus</i>	S4	-	-	Large permanent waterbodies
Gray Treefrog	<i>Hyla versicolor</i>	S5	-	-	Various plant communities near permanent water
Green Frog	<i>Lithobates clamitans</i>	S5	-	-	Shallow permanent waterbodies
Mink Frog	<i>Lithobates septentrionalis</i>	S5	-	-	large, cold, permanent ponds, lakes and slow-moving rivers with abundant vegetation
Northern Leopard Frog	<i>Lithobates pipiens</i>	S5	NAR	NAR	Relatively permanent ponds without fish
Spring Peeper	<i>Pseudacris crucifer</i>	S5	-	-	Temporary woodland ponds, or swamps
Western Chorus Frog	<i>Pseudacris maculata</i>	S4	NAR	THR	Fishless ponds with ≥10 cm of water
Wood Frog	<i>Lithobates sylvaticus</i>	S5	-	-	Vernal woodland pools
American Toad	<i>Anaxyrus americanus</i>	S5	-	-	Variety of warm, shallow waters
Red-spotted Newt	<i>Notophthalmus viridescens</i>	S5	-	-	Slow-moving water in a variety of ponds and lakes
Eastern Red-backed Salamander	<i>Plethodon cinereus</i>	S5	-	-	Deciduous or mixed forests
Spotted Salamander	<i>Ambystoma maculatum</i>	S4	-	-	Breeds in shallow, temporary wetlands that are free of fish

1 - Ontario Amphibian and Reptile Atlas - Square 17NK52 - includes only those species with more than one reported occurrence since 2000

2 - Provincial Rank - S4 = Apparently Secure, S5 = Secure

3 - Endangered Species Act (Ontario) - SC = Special Concern, THR = Threatened

4 - Species at Risk Act (Canada) - SC = Special Concern THR = Threatened

5 - as reported in the Ontario Amphibian and Reptile Atlas (Ontario Nature)

**Table 6: Findings of Acoustic Monitoring of Bats at the Craigeith Property**

<b>Common Name</b>	<b>Scientific Name</b>	<b>SRank<sup>1</sup></b>	<b>SARO Status<sup>2</sup></b>	<b>COSEWIC Status</b>	<b>SARA Status<sup>3</sup></b>	<b>Primary Roosting Habitat</b>	<b>Passes Detected</b>
Big Brown Bat	<i>Eptesicus fuscus</i>	S4	-	-	-	wooded habitats near water and urban areas	17
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	S3	-	END	-	forested areas adjacent to water	0
Eastern Red Bat	<i>Lasiurus borealis</i>	S3	-	END	-	coniferous and mixed forests	1
Northern Hoary Bat	<i>Lasiurus cinereus</i>	S3	-	END	-	coniferous or deciduous forests along edge habitat	3
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	-	-	rock outcrops, buildings, under bridges, hollow trees	0
Little Brown Myotis	<i>Myotis lucifugus</i>	S3	END	END	END	trees and buildings	8
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	END	END	coniferous and mixed forests, buildings	1

1 - Provincial Rank - S2 = Threatened, S3 = Vulnerable, S4 = Apparently Secure

2 - Species at Risk in Ontario - END = Endangered

3 - Species at Risk Act (Canada) - END - Endangered

**Table 7: NHIC Element Occurrences (EO) near the Craigeith Property**

Common Name	Scientific Name	SRank <sup>1</sup>	SARO Status <sup>2</sup>	SARA Status <sup>3</sup>	Primary Habitat
Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	<i>Ichthyomyzon unicuspis</i>	S3	SC	SC	A wide variety of lake and stream habitats, spawning over sand/gravel substrates in riffle habitat
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4	-	SC	Ponds, marshes, lakes, or slow moving creeks with soft substrates and basking sites
Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	various freshwater habitats, most often with slow-moving water, soft substrates and abundant vegetation
Bobolink	<i>Dolichonyx oryzivorus</i>	S4	THR	THR	grasslands, hayfields (usually > 5 ha)
Eastern Wood-pewee	<i>Contopus virens</i>	S4	SC	SC	deciduous and mixed forest with edges/openings
Eastern Meadowlark	<i>Sturnella magna</i>	S4	THR	THR	grasslands, hayfields (usually > 5 ha)
Least Bittern	<i>Ixobrychus exilis</i>	S4	THR	THR	Predominantly cattail marshes (usually >5 ha)
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	S3	END	END	open woodlands or woodland edges

1 - Provincial Rank - S3 = Vulnerable, S4 = Apparently Secure

2 - Species at Risk in Ontario - SC = Special Concern, END = Endangered, THR = Threatened

3 - Species at Risk Act (Canada) - SC = Special Concern, END - Endangered, THR = Threatened

EO records obtained for NHIC 1-km squares within ~ 1 km of the Property (4 squares total)

**Table 8: Priority Species Records from iNaturalist near the Craigleith Property**

Common Name	Scientific Name	SRank <sup>1</sup>	SARO Status <sup>2</sup>	SARA Status <sup>3</sup>	Primary Habitat
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4	-	SC	substrates and basking sites
Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	Most freshwater habitats, most often with slow-moving water, soft substrates and abundant vegetation
Eastern Milksnake	<i>Lampropeltis triangulum</i>	S4	NAR	SC	Open habitats - rocky outcrops, fields and forest edge

1 - Provincial Rank - S4 = Apparently Secure

2 - Species at Risk in Ontario - SC = Special Concern, NAR = Not at Risk

3 - Species at Risk Act (Canada) - SC = Special Concern

Records obtained within a radius of 1 km from property

**Table 9: Summary of Priority Species Status**

Candidate Species <sup>1</sup>		Status in Ontario		Status within/near Property		
Common Name	Scientific Name	SRank <sup>2</sup>	ESA Status <sup>3</sup>	Habitat Available <sup>4</sup>	Presence Confirmed <sup>5</sup>	Notes
Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	<i>Ichthyomyzon unicuspis</i>	S3	SC	No	No	Absence of suitable streams within or near (within 120 m) the property
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4	NA	No	No	Absence of waterbodies or wetlands suitable for turtle habitat within or near (within 120 m) the property
Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	No	No	
Eastern Milksnake	<i>Lampropeltis triangulum</i>	S4	NAR	No	No	Preferred open habitat not present to any meaningful extent within or near property
Bank Swallow	<i>Riparia riparia</i>	S4	THR	No	No	No expsed banks or sandpiles within or near property
Barn Swallow	<i>Hirundo rustica</i>	S4	SC	No	No	No suitable nesting habitat (man-made structures) within property
Bobolink	<i>Dolichonyx oryzivorus</i>	S4	THR	No	No	Adequately sized patches of grassland habitat not available within Property
Eastern Meadowlark	<i>Sturnella magna</i>	S4	THR	No	No	Adequately sized patches of grassland habitat not available within or near property
Eastern Wood-pewee	<i>Contopus virens</i>	S4	SC	Yes	No	General nesting habitat available, but no evidence of breeding or other occurrences within property
Least Bittern	<i>Ixobrychus exilis</i>	S4	THR	No	No	No suitable wetland habitat within or near property
Louisiana Waterthrush	<i>Parkesia motacilla</i>	S2	THR	No	No	Absence of suitable forest/stream habitat within or near (within 120 m) the property
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	S3	END	Yes	No	Potentially suitable habitat (woodland edge) available along frontage of property
Wood Thrush	<i>Hylocichla mustelina</i>	S4	SC	No	No	Preferred habitat (mature interior forest) not found within or near property
Big Brown Bat	<i>Eptesicus fuscus</i>	S4	NA	Yes	Yes	Acoustic surveillance conservatively indicates the presence of five bat species at varying abundance and distribution in the area of the Property. High quality roost stes are absent within the Property.
Silver-haired Bat	<i>Lasiurus noctivagans</i>	S2/S3	NA	Yes	No	
Eastern Red Bat	<i>Lasiurus borealis</i>	S2/S3	NA	Yes	Yes	
Northern Hoary Bat	<i>Lasiurus cinereus</i>	S2/S3	NA	Yes	Yes	
Little Brown Myotis	<i>Myotis lucifugus</i>	S3	END	Yes	Yes	
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	Yes	Yes	
Tricolored Bat	<i>Perimyotis subflavus</i>	S3?	END	Yes	No	

1 - Species has been identified in existing databses (NHIC, OBBA, OARA) or through direct site surveillance as present within or near the Property

2 - Provincial Status (S-Rank) - S2 = Imperiled, S3 = Vulnerable, S4 = Apparently Secure

3 - END = Endangered, THR = Threatened, SC = Special Concern, NAR = Not At Risk, NA = Not Assessed

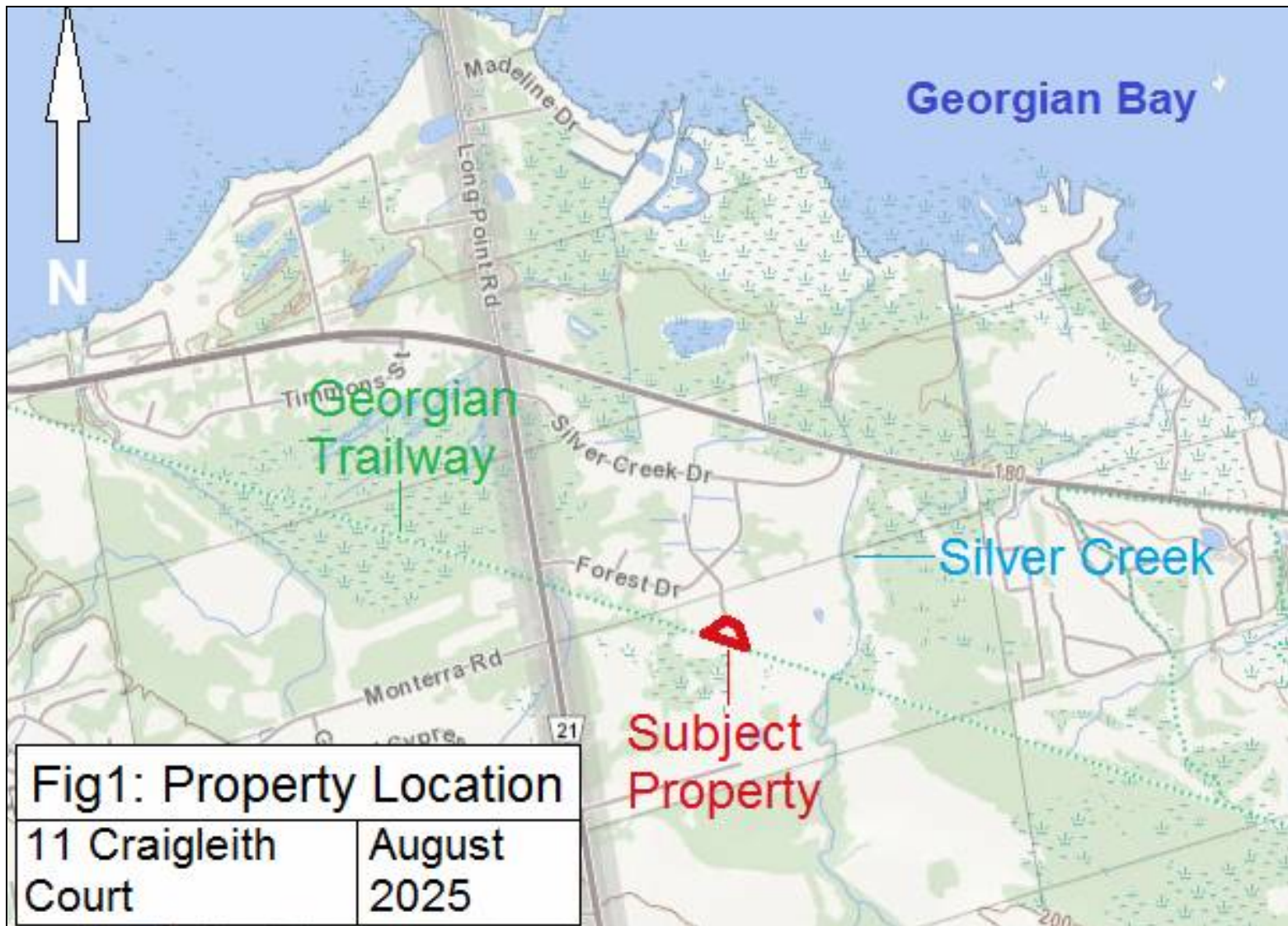
4 - sufficient quantity of preferred habitat is present within Property or in adjacent areas potentially affected by development

5 - species has been observed during monitoring of the Property or immediatley adjacent lands

**Table 10: Overview of Environmental Risks Associated with Proposed Severance**

<b>Feature</b>	<b>Potential Impact</b>	<b>Likelihood</b>	<b>Potential Significance</b>	<b>Limiting and Mitigating Factors</b>	<b>Net Risk</b>
Wetland	Direct harm	None	Very Low	Proposed lot allows for a building envelope seperated from wetland feature by 10 m or more.	Negligible
	Indirect impacts on Habitat	Very Low	Very Low	No meaningful hydrological connectivity between anticipated building envelop and wetland.	Negligible
Woodlands	Direct loss of woody cover	High	Low	Loss of Cultural Woodland (CUW) cover in the order of <0.1 ha or less is expected. CUW community is not "Significant" and does not support any priority ecological functions	Negligible
	Indirect impairment of ecological function	Low	Very Low	Plant and animal communities are not rare or sensitive. No expectation of significant functional connectivity and reliance between woodlands within new lot and nearby Natural Heritage System.	Negligible
Priority Species	Direct harm	Very Low	Very Low	Limited expectation of Priority Species within and adjacent to the Property, especially within area of proposed new lot. Mitigation measures available to further reduce risk to SAR bats.	Negligible
	Indirect impacts on Habitat	Very Low	Very Low	Potential habitat for Priority Species is effectively absent. Mitigation measures available to further reduce risk to SAR bats.	Negligible
Significant Wildlfe Habitat (SWH)	Loss or impairment of habitat function	Very Low	Very Low	Candidate SWH elements not confirmed in association with proposed or retained lots. Limited functional connectivity between proposed new lot and adjacent natural areas with potential to support SWH function(s)	Negligible

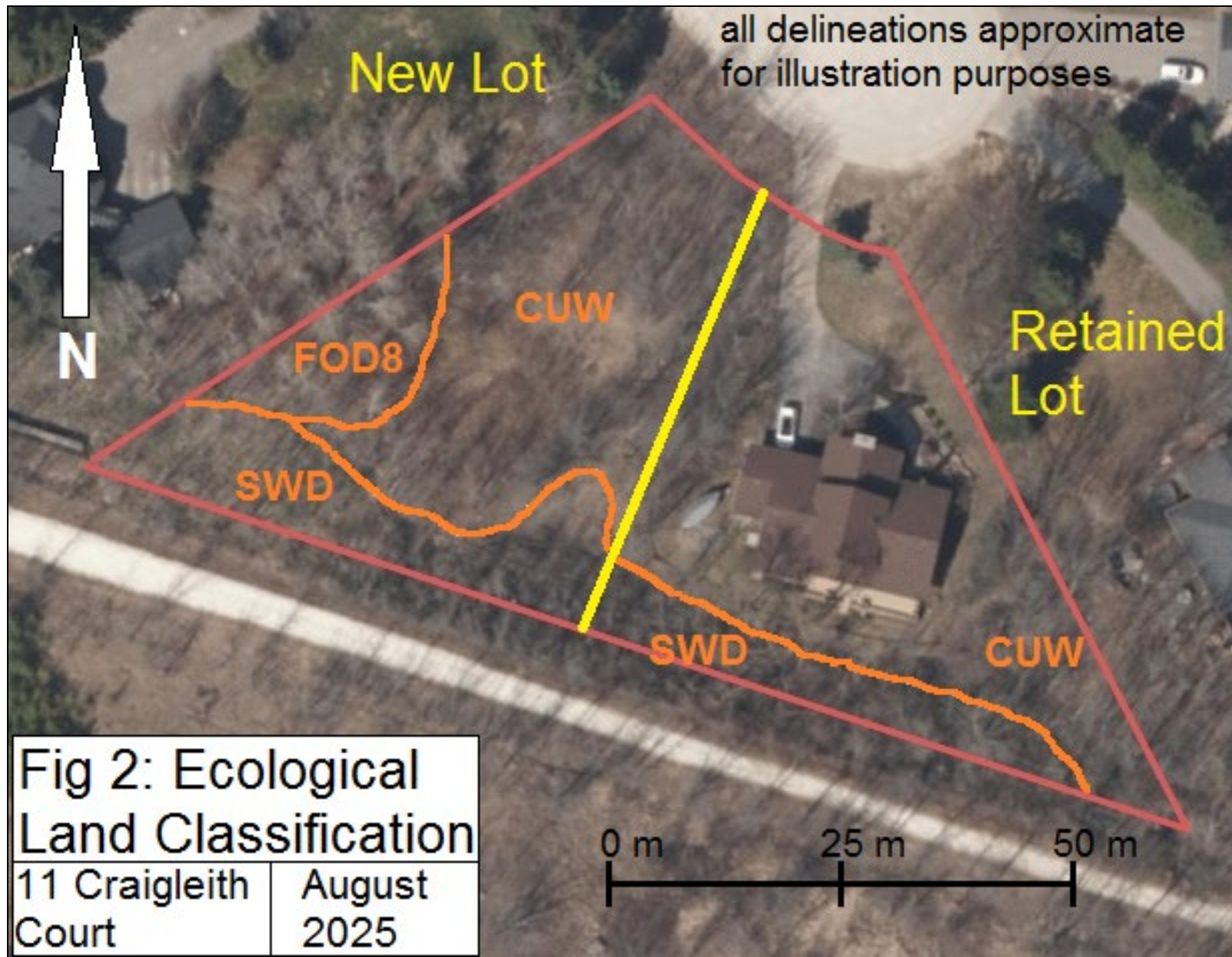
# FIGURES

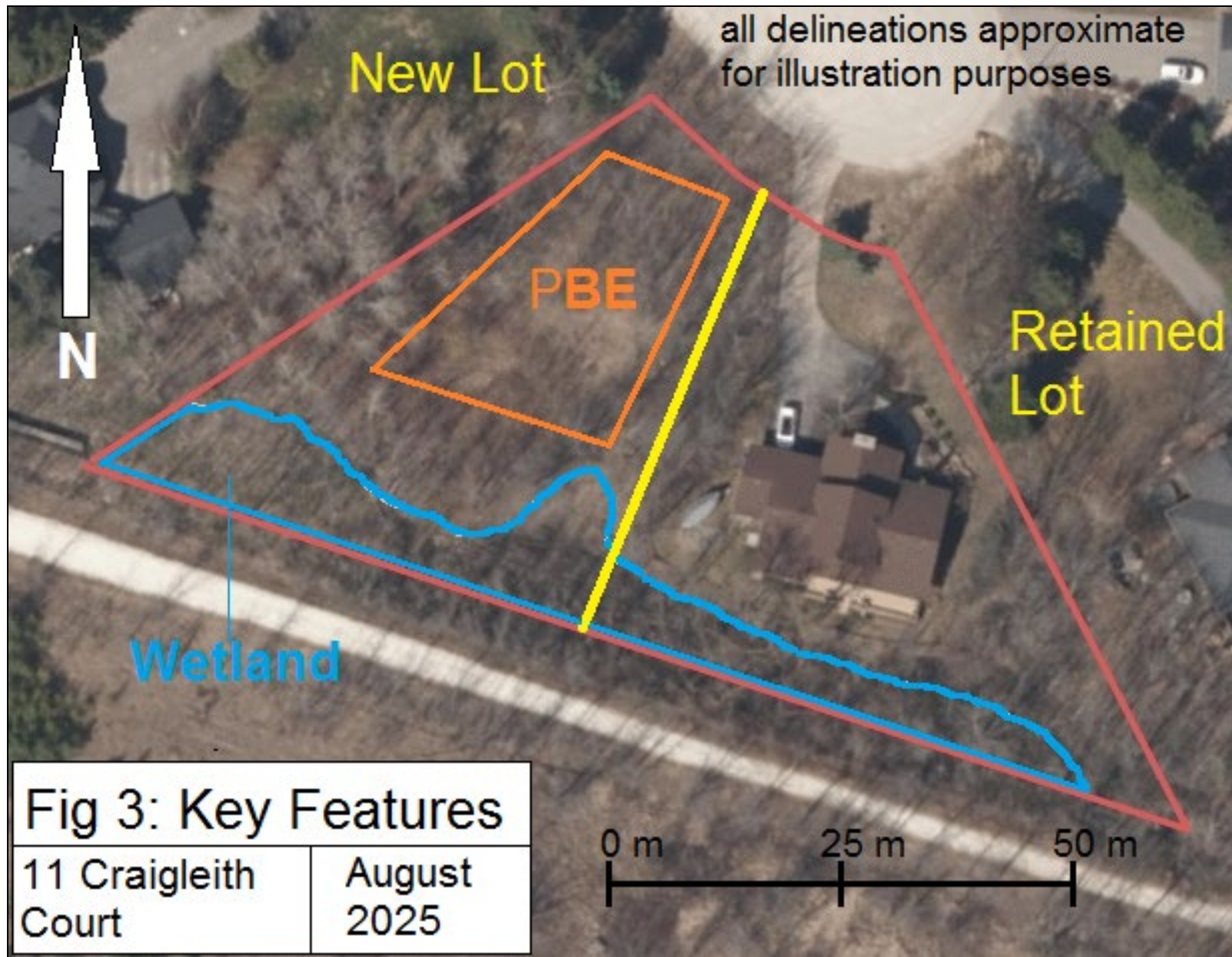


**Fig1: Property Location**

11 Craigleith  
Court

August  
2025





# **APPENDICES**

## **Appendix A – Existing Constraint Mapping**



# NVCA Maps

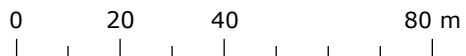


17-Jul-2023



## Legend

- Jurisdiction Boundary
- ▭ Municipalities
- ▭ NVCA Properties
- ▭ Parcel Boundaries
- Evaluated Wetlands (MNRF)
  - ▭ Evaluated - Other
  - ▭ Evaluated - Provincial
- ▭ Unevaluated Wetlands (NVCA)
- ▭ Flood Hazard
- ▭ Slope Erosion Hazard
- ▭ Meander Erosion Hazard
- NEP Planning Designation
  - ▭ Escarpment Natural Area
  - ▭ Escarpment Protection Area
  - ▭ Escarpment Recreation Area
  - ▭ Escarpment Rural Area
  - ▭ Mineral Resource Extraction Area
  - ▭ Urban Area (NEC)
- ▭ Lakes
- ▭ Neighbouring CAs



1 : 2000

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### Nottawasaga Valley Conservation Authority

8195 8th Line  
Utopia, ON L0M 1T0  
www.nvca.on.ca

**Legend**

-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Woodland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



Notes:

Enter map notes



Absence of a feature in the map does not mean they do not exist in this area.

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## **Appendix B – Plan of Severance**



**PROPOSED CONSENT  
 11 CRAIGLEITH COURT**

**Property Characteristics**  
 3930 sq meters +/- Lot Area  
 29.98 meters Frontage  
 (varies) 50 meters +/- Depth

## **Appendix C – NVCA Terms of Reference**



# Terms of Reference

## 1. General Information:

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Name of consulting firm: \_\_\_\_\_

Contact information: \_\_\_\_\_

## 2. Identify all potential features in the study area (check all that apply):

*\*The NVCA recognizes that this is a preliminary assessment to determine what studies may be suitable for the property. A site visit may be required to verify the presence/absence of features.*

- Wetlands
- Organic soils
- Dunes / parabolic dune outliers
- Karst topography
- Intermittent drainage features
- Lakes, ponds
- Watercourses
- Georgian Bay Shoreline
- Groundwater seeps and springs

## 3. Activities to be undertaken and studies required for a complete EIS submission\*\*:

*\*\* Some activities/studies are pre-selected (☒) as they are a minimum requirement for EIS submissions.*

- Consult with the appropriate Municipal and Conservation Authority staff, as required, to establish the required scope of study.
- Identify an appropriate study area - generally the area of anticipated disturbance plus 120 m.
- Collect and include applicable background information and current environmental mapping for wetland and hydrologic features within and surrounding the study area.
- Identify and provide detailed descriptions of hydrologic features in the study area, their function, and the broader sub-watershed that they are within.
- Evaluate existing vegetation communities using Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998. Ecological Land Classification for Southern Ontario: first approximation and its applications. SCSS Field Guide FG-02) **including the soils assessment**. Provide a description of ELC communities in the study area and **include all ELC field sheets** as an appendix.
- Conduct a \_\_\_\_\_ -season vegetation inventory in the late spring/summer/fall. Include the inventory categorized by ELC community as an appendix and denote any Species at Risk and/or provincially/locally rare species.
- Provide a general description of the methodology, dates, timing, and locations of completed field surveys.
- Provide a detailed description of the proposed development.



- Complete an aquatic characterization for all drainage features/watercourses in the study area, including characterization of hydrologic features (i.e. permanent, intermittent, ephemeral, headwater drainage feature). Include a description of instream and riparian cover, bank stability, substrate composition, stream morphology, dimensions and gradient, thermal regime indicators, potential barriers, woody debris distribution, aquatic vegetation, groundwater seepage areas, etc.
- Complete a feature-based water balance for the study area to assess how existing drainage conditions and moisture regimes that support sensitive hydrologic features (e.g. wetland, watercourse) may be impacted by the proposed development. Demonstrate how current hydrologic inputs will be maintained post-development. Please note, the water balance assessment may also be a requirement under other provincial policies, therefore the EIS should coordinate with/summarize the water balance work undertaken by others.
- Recommend the dimensions of an appropriate setback/buffer to wetland and hydrologic features required to mitigate impacts from the proposed development. Recommendations for restoration/ plantings should be provided for all buffers.
- Confirm the boundaries of any wetland feature on the property through a staking exercise with the NVCA. Boundary points must be surveyed with a high-accuracy GPS device (accurate to within 10 cm). A professional Ontario Land Surveyor (OLS) may be required to attend. Wetland staking exercises must be completed between June 15 and September 30 (exceptions may apply). Note that a site visit fee may apply.
- Map the following information separately on current high quality ortho-air photos:
  - 1) ELC vegetation communities, hydrologic features (including seeps and springs) and their associated buffers/setbacks, and the proposed development and anticipated limit of disturbance (e.g. grading limits); and,
  - 2) ELC vegetation communities, survey locations, incidental environmental features and existing structures and/or trails.
- Assess the potential direct, indirect, and cumulative impacts of the proposed development on hydrologic features, natural hazards and related ecological and hydrologic functions.
- Develop and provide an appropriate avoidance/mitigation/restoration strategy to address the potential impacts of the proposed development.
- Demonstrate how the proposed development is in conformity with all federal, provincial, regional, and municipal natural heritage policies applicable in the Nottawasaga Valley watershed.
- Complete one final report for circulation and approval, prepared by qualified professionals, in an electronic format.



**4. Additional studies or plans that may be required include:**

- Landscape/Restoration/Planting Plan
- Edge Management Plan
- Tree Inventory/Arborist Report/Tree Preservation Plan
- Trails Impact Study
- Ecological Offsetting Strategy (please refer to [NVCA's Ecological Offsetting Policy](#))
- Environmental Monitoring Plan/Report
- Fluvial Geomorphological Assessment
- Natural Channel Design

**5. Additional notes and/or requirements:**

**Please note that changes to the study area, the proposed development, and/or policy changes may require additional information/studies. Please provide current field survey data in the NHE/EIS submission. Field survey data will be considered valid for five (5) years from the date the survey was conducted, except for Species at Risk screenings, which are valid for one (1) year. If outdated field data is provided, additional surveys may be required.**

NVCA Signature: 

Date: 18 July 2023

Reviewer: Emma Perry

Title: NVCA Planning Ecologist

## **Appendix D – Site Photos**



Photo 1 - Typical presentation of Cultural Woodland (CUW)



Photo 2 -.Typical presentation of CUW



Photo 3 - Looking north from open area in approximate centre of proposed lot



Photo 4 -Typical presentation of wetland



Photo 5 -Cluster of purple loosestrife (invasive species) in core of wetland



Photo 6 - dead ash and elm at north end of wetland area (mature trembling aspen of FOD8 in background)