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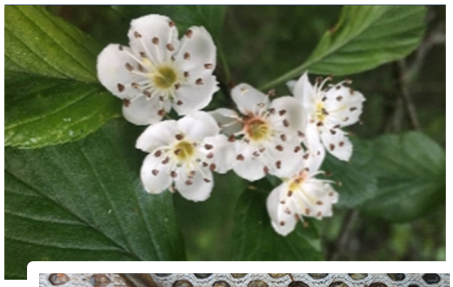

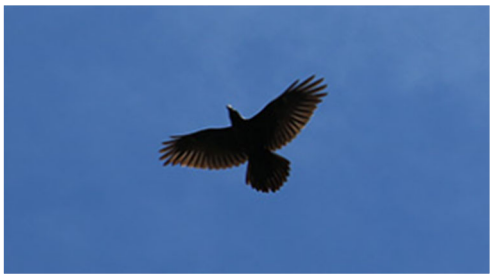

Scoped Environmental Impact Study

4806 Sunnidale-Tosorontio Townline

Township of Clearview

Prepared for Emmanuel Baptist Church of Barrie

AEC Project No. 26-056 | May 2026

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Environmental Assessments & Approvals

May 13, 2026 AEC 26-056

Emmanuel Baptist Church of Barrie
374 Salem Rd.
Barrie ON L9J 0C6

Attention: Ian Shaule

Re: **Scoped Environmental Impact Study for a Proposed Rezoning on 4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe**

Ian Shaule:

Azimuth Environmental Consulting, Inc. was retained to provide a Scoped Environmental Impact Study related to the proposed rezoning from institutional (I) to Institutional Exception (IN-XX) for the property located at 4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe. The purpose of this report is to provide the Township and other review agencies with an understanding of natural environmental conditions and potential for impacts related to the proposed rezoning and potential future residential development on significant natural heritage features and functions of the property and adjacent lands. This report also documents the natural environmental features present within the property and adjacent lands with regard to Species at Risk and their habitats.

Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Kent Johnstone

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1.0 INTRODUCTION

Azimuth Environmental Consulting, Inc. (Azimuth) was retained by Emmanuel Baptist Church of Barrie (the "proponent") to undertake a Scoped Environmental Impact Study (EIS) for a proposed rezoning from Institutional (I) to Institutional Exception (IN-XX) for the property located at 4806 Sunnidale-Tosorontio Townline within the Township of Clearview (the "Township"), County of Simcoe (the "County"). A map illustrating the limits of the property is shown on Figure 1. It is our understanding that the County and Township have requested that a EIS be undertaken due to the existing Greenlands land use designation associated with the property in addition to its proximity to the Minesing Swamp Complex (Provincially Significant Wetland) to the south of the property as documented within the Town's Pre-Consultation Response letter (Appendix A).

The purpose of this EIS is to identify the candidate natural heritage features and functions present within the study area and address potential impacts to candidate natural heritage features and functions. A review of background information in combination with a single site visit was undertaken in March 2026 to identify significant natural heritage features and functions. This report also examines potential for Species at Risk (SAR) protected under the *Species Conservation Act,* 2025 (SCA) within the study area. The potential for negative impacts to natural heritage features resulting from the proposed development is considered and recommendations for avoidance and mitigation are provided.

For the purposes of this EIS, the study area described in this report includes the property and adjacent lands (within approximately 120 metres [m]) of the property. Natural features in the overall planning area beyond the defined study area limits are discussed where applicable throughout this report.

2.0 PLANNING CONTEXT

2.1 Species at Risk Act

The federal *Species at Risk Act* (SARA; 2002) provides regulatory protection to species designated as Endangered or Threatened under the Act through prohibition of killing, harm, or harassment of individual listed wildlife species (Section 32) or their residence (Section 33). A species' residence is defined under SARA as "*a dwelling-place, such as a den, nest or similar area or place, that is occupied or habitually occupied by one or more individuals during all or part of their life cycles, including breeding, rearing, staging, wintering, feeding or hibernating*."

As outlined in Section 34 of SARA, the Act generally only applies to listed species on federal lands. Aquatic species and migratory bird species listed under the federal MBCA with a defined critical habitat area could be protected but would require a Section 61 "Safety Net" order and/or a Section 80 "Emergency" order signed by the federal Minister in order to receive SARA protection status. Species not meeting these criteria are administered in accordance with protections enforced by provincial legislation (*e.g.* Ontario's SCA).

2.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) (MMAH, 2024) outlines policies related to natural heritage features (Section 4.1) and water resources (Section 4.2). Ontario's *Planning Act*, (1990) requires that planning decisions shall be consistent with the PPS. The study area for this assessment is located entirely within **Ecoregion 6E**. According to the PPS development and site alteration shall not be permitted in:

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

Similarly, Section 4.1.5 of the PPS states that, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted within:

a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E; and 7E;
b) *significant woodlands* in Ecoregions 6E; and 7E;
c) *significant valleylands* in Ecoregions 6E; and 7E;
d) *significant wildlife habitat*;
e) *significant areas of natural and scientific interest*; and,
f) *coastal wetlands* in Ecoregions 5E, 6E; and 7E that are not subject to policy 4.1.4(b).

It is ultimately the responsibility of the Province and/or the Municipality to designate areas identified within Section 4.1.4 and 4.1.5 of the PPS as "significant".

Section 4.1.6 of the PPS states that development and site alteration is not permitted in fish habitat except in accordance with federal and provincial requirements.

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

Furthermore, under Section 4.1.8 of the PPS, no development or site alteration will be permitted on lands adjacent to natural heritage features and areas identified in policies 4.1.4, 4.1.5 and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated there will be no negative impacts on the natural features and their ecological functions.

2.3 Species Conservation Act, 2025

Ontario's Species Conservation Act, 2007 (SCA) provides regulatory protection to Endangered and Threatened species listed as Protected Species in Ontario, through regulation of harm and/or killing of individuals and destruction of their habitats. In the case that an activity may result in the killing and/or harming of Threatened or Endangered species and their habitats, the activity must remain in compliance with Section 16 of the SCA which outlines processes for demonstration of conformity with the SCA, such as filing of a Registration including a Conservation Plan and subsequent monitoring.

The SCA defines "habitat" to include:

2 (1) (a) in respect of an animal species,

(i) a dwelling-place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating, and

(ii) the area immediately around a dwelling place described in subclause (i) that is essential for the purposes set out in that subclause.

(b) in respect of a vascular plant species, the critical root zone surrounding a member of the species, and

(c) in respect of all other species, an area on which any member of a species directly depends in order to carry on its life processes; ("habitat")".

The various schedules of the SCA included under O. Reg. 60/26 identify SAR in Ontario. These include species listed as Extirpated, Endangered and Threatened. As noted above, only species listed as Endangered or Threatened receive protection from harm and destruction to habitat on which they depend. Migratory birds protected under the *Migratory Birds Convention Act,* 1994 and aquatic species listed under the federal *Species at Risk Act* are not afforded protection under the SCA, therefore species and habitat protections for these taxa are considered under the federal legislative framework.

2.4 County of Simcoe

The County of Simcoe Official Plan ("Simcoe OP"; 2023) illustrates the property within the Greenlands designation under Section 5.1 – Land Use Designations (Appendix A).

Natural Heritage in the County is protected by the Greenlands designation and the natural heritage systems of the local municipalities.

As per Section 3.8.10 of the County OP, the County's Natural Heritage System includes:

a) Habitat of endangered species and threatened species;
b) Significant wetlands, significant coastal wetlands, other coastal wetlands, and all wetlands 2.0ha or larger in area which have been determined to be locally significant, including but not limited to evaluated wetlands;
c) Significant woodlands;
d) Significant valleylands;
e) Significant wildlife habitat;
f) Significant Areas of Natural and Scientific Interest (ANSIs);
g) Regional Areas of Natural and Scientific Interest;
h) Fish Habitat
i) Linkage areas in accordance with Section 3.3.16; and,
j) Public lands as defined in the *Public Lands Act*.

Natural features including Provincially Significant Wetland, Locally Significant Wetland or Areas of Natural and Scientific Interest (ANSIs) are not shown on the property in Schedule 5.2.2 (Streams and Evaluated Wetlands) and Schedule 5.2.3 (Areas of Natural and Scientific Interest) of the Simcoe OP (Appendix A).

Schedule 5.2.2 (Streams and Evaluated Wetlands) does illustrate the presence of Provincially Significant Wetland to the south and east of the subject property. This is identified as the Minesing Swamp Complex Provincially Significant Wetland on provincial mapping resources (Appendix A).

As per Section 3.3.15 of the County OP, section vi. States that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above (note: this includes wetlands), unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

County of Simcoe Interactive Mapping (County of Simcoe, 2026) illustrates the Minesing Swamp Complex and pockets of Unevaluated Wetland to the east and south of the property within the study area. Woodlands are mapped within the study area to the south of the property. There are no ANSIs within the study area (Appendix A).

2.5 Township of Clearview

2.5.1 Official Plan

The Township of Clearview Official Plan ("Clearview OP"; 2024) illustrates the property as Lands Outside Settlement Areas as per Schedule A – Municipal Structure (Appendix A).

Schedule B – Land Use Plan depicts the property within the Greenland – Natural Heritage Area, with Greenland – Wetland Area mapped to the east and southeast of the subject property.

Schedule C – Natural Heritage System illustrates the entirety of the property within the Natural Heritage (Clearview Township) designation (Appendix A).

The following shall be considered natural heritage features and areas within the Township's natural heritage system:

a) Significant woodlands
b) Significant valleylands
c) Provincially significant wetlands, locally significant wetlands and all wetlands 2 ha in size or more;
d) Significant wildlife habitat;
e) Habitat of endangered species and threatened species;
f) Fish habitat;
g) Provincially significant ANSIs;
h) Regionally significant ANSIs;
i) Public lands, as defined in the Public Lands Act; and

Linkage areas, as defined in No. 5.2.1.9 below, which themselves may not be inherently sensitive but serve to provide connections and corridors between other elements of the natural heritage system.

Schedule C-1 – Natural Heritage System Wetlands illustrates Provincially Significant Wetland to the south and east of the property, consistent with provincial and municipal mapping resources (Appendix A). Schedule C-2 – Natural Heritage System Woodlands does not illustrate any Significant Woodland or Other Woodland or Hedgerow within the study area (Appendix A).

As per Section 4.9.2.2, any of the following may be permitted in the "Greenlands – Natural Heritage Area" designation through an amendment to the Zoning By-law, subject to the approval of an EIS:

c) single detached residential dwellings on lots created by consent, in accordance with all relevant provisions of this Official Plan.

Furthermore; as per Section 4.9.2.3, residential dwelling units on lots that were approved prior to May 9, 2016, may be permitted in or adjacent to the "Greenlands – Natural Heritage Area" designation outside of a Settlement Area, provided that it has been demonstrated that the subject lands are not within a prime agricultural area. It is our understanding that an Agrologist has been retained to confirm if the lands are considered prime agricultural area.

Finally, as per Section 4.9.2.4, the establishment of a single detached dwelling on an existing lot of record in the "Greenlands – Natural Heritage Area" designation shall only be permitted where the lot has frontage on a public road and is of sufficient size to accommodate the proposed dwelling without having a negative impact on natural heritage features or functions. The property fronts onto Sunnidale-Tosorontio Townline (Figure 1).

2.5.2 Zoning By-law

Currently, the lands are zoned Institutional (IN) as per the Township's Zoning By-law 06-54 with the application to rezone the property to Institutional Exception (IN-XX) whereby a single-detached dwelling would be a permitted use.

Through a Pre-consultation Response from the Township, it is our understanding that the Township is in the process of creating a new Zoning By-law (2025). The subject lands are proposed to be in the Environmental Protection One Zone (EP1). Permitted use in the EP1 Zone are Single Detached Dwellings, subject to the following:

b) Permitted on any Lot that actually and legally existed on May 9, 2016 and only where the following is demonstrated to the satisfaction of the Township:

i. The subject lands are not in a prime agricultural area;
ii. The subject lands have frontage on a public road; and
iii. The subject lands are of sufficient size to accommodate the proposed dwelling without having negative impact on natural features or their ecological functions.

2.6 Nottawasaga Valley Conservation Authority (NVCA)

Regulated lands are subject to O. Reg. 41/24 – "Prohibited Activities, Exemptions and Permits" under the *Conservation Authorities Act*. Under O. Reg. 41/24, the NVCA will require that a permit be obtained for a proposed development or site alteration within areas regulated under the Conservation Authority's jurisdiction (Appendix A).

The NVCA regulated lands extend onto the eastern and southern side of the property, however it was confirmed through NVCA comments for pre-consultation (November 10, 2025) that NVCA supports the proposed rezoning amendment, and confirms that no further studies or a permit under Ontario Regulation 41/24 are necessary at this time (Appendix A).

3.0 STUDY APPROACH

3.1 Field Program Summary

Azimuth attended the property on March 4, 2026 to carry out an assessment of the natural features within the study area. Notably, this site investigation occurred during the "out-of-season" period and therefore natural features were identified to the best ability this time of year, however, given the anthropogenic nature of the property, there is no expectation an "in-season" review would yield a different result with regard to vegetation community classifications. Prior to undertaking the field studies, an initial classification of vegetation communities was undertaken using recent air photo imagery for an area encompassing the study area. Vegetation community boundaries were then investigated in the field on March 4, 2026 and delineated as illustrated in Figure 2. Vegetation community types were classified using the Ecological Land Classification for Southern Ontario: First Approximation (ELC; Lee *et al*., 1998; Lee, 2008).

A SAR screening was undertaken for the scope of this assignment that compares the habitat requirements of species with potential to occur in the overall planning area with habitat types that occur on the property. The screening was based on air photo interpretation combined with onsite evaluation of habitats within the study area. Habitat requirements and appropriate designations (Endangered, Threatened, or Special Concern) are outlined in Table 1.

3.2 Background Information

A review of the following background documents provided information on site characteristics, habitat, wildlife, rare species and communities and general cultural/historic aspects of the study area:

- Simcoe OP;

- Clearview OP;
- Ministry of Natural Resources (MNR) Ontario Geohub, Land Information Ontario: Wildlife Values Area (MNR, 2026a);
- Ministry of Natural Resources (MNR) Ontario Geohub, Land Information Ontario: Areas of Natural and Scientific Interest (MNR, 2026b);
- MNR Natural Heritage Information Centre (NHIC; MNR, 2026c);
- MNR Ontario Geohub, Land Information Ontario: Aquatic resource area line segment (MNR, 2026d);
- Atlas of the Breeding Birds of Ontario (OBBA; Cadman *et al.*, 2007);
- Ontario Reptile and Amphibian Atlas (Ontario Nature, 2020);
- Ministry of the Environment, Conservation and Parks (MECP)'s Species at Risk Ontario list (MECP, 2026);
- iNaturalist (NHIC) Rare Species of Ontario (iNaturalist, 2026);
- Ontario Butterfly Atlas (Toronto Entomologists' Association, 2026);
- Government of Canada's Species at Risk Public Registry; and,
- Atlas of the Mammals of Ontario (Dobbyn, 1994).

3.3 Agency Correspondence

A Terms of Reference for the above field program was provided to the County and the Township on February 9, 2026, a record of which is available in Appendix B. A response was received on March 2, 2026 from the Township and R.J. Burnside & Associates Limited (Burnside), acting as the reviewer on behalf of the Township. Burnside provided a list of resources to be included as part of the background review, and is otherwise in agreement with the Terms of Reference provided by Azimuth (Appendix B).

With regards for the above, Azimuth accepts the Terms of Refence response provided by Burnside and the Township.

4.0 EXISTING CONDITIONS

4.1 Land Use

The property fronts onto Sunnidale-Tosorontio Townline and is currently vacant and is largely comprised of open areas that feature regularly maintained lawn (*i.e*. mowed), with small hedgerows occurring on the east and west sides of the property. There are no structures on the property. Lands to the west of the property are comprised of a single rural residential dwelling with associated maintained lands that extend around the north side of the subject property. The property is adjacent to the Barrie Collingwood Railway which is owned by the County and

non-operational (decommissioned in 2011) which has been converted into a walking trail. Lands to the east (beyond County Road 10) are largely comprised of active agricultural lands and a dog boarding facility with associated out buildings and residential dwelling.

The lands to the south are separated from the subject property by County Road 10 and Sunnidale-Tosorontio Townline respectively. Beyond this separation there are units of the Minesing Swamp Complex Provincially Significant Wetland that occur within the study area.

A photographic record of the property is presented in Appendix C.

4.2 Terrestrial Resources

4.2.1 Vegetation

A field survey was undertaken to evaluate vegetation community types including representative plant species compositions on March 4, 2025. Property access was granted within the property boundary only, and therefore alternative survey techniques (*i.e.*"fenceline"/binocular surveys) were completed for lands located beyond the property line. The site visit was undertaken by a qualified ecologist with existing knowledge related to rare, Special Concern, Threatened, and Endangered plant species with potential to occur in the area. The site assessment was focused during ELC work to ensure that appropriate effort was made to detect any federally or provincially designated species, notably SAR as identified under the SCA.

There are no Elements of Occurrence (EO_ID) within 1 kilometre (km) of the study area for provincially Endangered or Threatened, or provincially rare vegetation species according to the NHIC database (MNR, 2026c).

No plant species considered Endangered or Threatened were identified during the site investigation, including Butternut (*Juglans cinerea*) or Black Ash (*Fraxinus nigra*) trees.

Vegetation communities within the study area were determined in accordance with the ELC system, and are summarized as observed below and illustrated on Figure 2.

<u>CVR 4: Rural Property</u>

This community covers the entirety of the property, which is comprised of maintained lawn with sparse scattered trees and hedgerows occurring on the eastern and western extents of the property. Scattered trees featured on the property are comprised of Manitoba Maple (*Acer negundo*).

FODM11: Naturalized Deciduous Hedge-row

The hedgerow (FODM11) along the eastern extent of the property follows the property line adjacent to an asphalt walking trail. The canopy features moderately dense Basswood (*Tilia americana*) with occurrences of Sugar Maple (*Acer saccharum*) and Balsam Poplar (*Populus balsamifera*). The sub-canopy is largely absent with an understory comprised of Basswood, White Spruce (*Picea glauca*), Black Locust (*Robinia pseudoacacia*) and American Beech (*Fagus grandifolia*). The ground layer was largely obstructed due to snow cover; however, instances of Riverbank Grape (*Vitis riparia*), Common Mullein (*Verbascum thapsus*) and Red-osier Dogwood (*Cornus sericea*) were observed.

FOCM5: Naturalized Coniferous Hedge-row

The hedgerow (FOCM5) on along the western extent of the property is comprised of White Spruce and White Pine (*Pinus strobus*) over maintained lawn.

4.2.2 Wildlife

Direct and indirect observations of wildlife (*i.e.* tracks, scat, fur) were collected as a matter of course during the March 4, 2026 site investigation. The following species and signs thereof were observed within the study area limits during the site investigation:

- Birds: Dark-eyed Junco, Black-capped Chickadee, Hairy Woodpecker, American Crow, Red-breasted Nuthatch

4.3 Species at Risk

The SAR assessment (Table 1) fully considers SAR with potential to occur in the planning area. Based on this assessment in combination with vegetation communities and other environmental features observed during the site investigation, the following species are considered below in this report:

- **Threatened or Endangered**:
    - SAR Bats (Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, Silver-haired Bat)

Only species designated Threatened or Endangered receive individual and habitat protection according to the SCA. Provincially-designated species (*i.e.* designation by COSSARO) are not afforded any protection status and species designated as Special Concern by COSSARO are further discussed in the context of Significant Wildlife Habitat (Habitat for Special Concern and Rare Wildlife Species) below.

4.4 Wetlands

Units belonging to the Minesing Swamp Complex Provincially Significant Wetland and Unevaluated Wetland are located to the south and southeast of the subject property within the study area, approximately 35m from the southern property limit at its closest point (Appendix A) and beyond the southern limit (across) Sunidale-Tosorontio Townline.

No other wetlands were documented within the study area during the field investigation.

4.5 Candidate Significant Woodland

Section 5.2.2 of the Clearview OP states that a woodland should be identified as significant if:

a) It has been identified as significant by the Province of Ontario, by Simcoe County, or by another agency or public body having jurisdiction in the area;
b) An EIS has determined it to be Significant Woodland;
c) The Township has identified it as significant in a municipal plan, strategy, or tree preservation by-law; or
d) It satisfies one of the following size criteria:
    i. the woodland measures 2 hectares or more in area and is located within a Settlement Area;
    ii. the woodland measure 4 hectares or more in area and is located outside of a Settlement Area within 1 kilometre of a Settlement Area boundary; or
    iii. the woodland measures 20 hectares or more in area and is located outside of the Settlement Areas and not within 1 kilometre of a Settlement Area boundary.

There is no woodland on the property, noting that hedgerows are not considered woodlands in accordance with provincial or municipal definitions. Adjacent woodlands areas to the south of the property are contiguous with a larger woodland tract and have been designated as Significant as per Schedule C-2.

4.6 Significant Valleyland

No portion of the study area is identified as Significant Valleyland, nor assigned similar designation in municipal or provincial mapping resources (Appendix A). There are no mapped watercourses within the study area.

There are no valleyland features located within the property limits according to standards presented in the Natural Heritage Reference Manuel (2010), principally due to the lack of

permanent or intermittent watercourses that constitute a defining component of a valleyland feature. No portion of the study area demonstrates the well-defined valley morphology and/or landform prominence that is required to be considered Candidate Significant Valleyland.

4.7 Candidate Significant Wildlife Habitat

An assessment of the potential for Significant Wildlife Habitat (SWH) within study area was conducted, using the criteria outlined in the Significant Wildlife Habitat Technical Guide (OMNR, 2000) and the accompanying the Ecoregion 6E Criteria Schedules (MNRF, 2015). The following candidate SWH types were determined or have potential to be present within the study area based on the results of the field program, based on the SWH assessment presented in Table 2:

- Bat Maternity Colonies
- Turtle Wintering Areas
- Deer Yarding Area
- Woodland Raptor Nesting Habitat
- Amphibian Breeding Habitat (Woodland)
- Area-sensitive Bird Breeding Habitat
- Marsh Breeding Bird Habitat
- Terrestrial Crayfish
- Special Concern and Rare Wildlife Species:
    - Snapping Turtle
    - Eastern Ribbonsnake
    - Canada Warbler
    - Eastern Wood-pewee
    - Wood Thrush

4.8 Areas of Natural and Scientific Interest

There are no Areas of Natural and Scientific Interest associated with the study area in accordance with municipal or provincial mapping resources (Appendix A).

4.9 Fish and Fish Habitat

No ephemeral, intermittent, or permanent watercourses are associated with the study area that have potential to be considered as fish habitat.

4.10 Linkage Area

As per Section 5.2.1.9 of the Township's OP, the term "linkage area" shall refer to a natural feature or area that, regardless of whether it can be considered significant in and of itself, provides connectivity (at the regional or the site level) between natural heritage features or areas, supporting a complete range of community and ecosystem processes and enabling plants and animals to move between core areas and other larger areas of habitat over a period of generations.

The property itself does not provide any conspicuous linkage function due to the manicured/open nature of the property in conjunction with the lack of wildlife habitat patches/refuge areas that could aid in the facilitation of wildlife movement and/or the movement of plant materials. The property is directly adjacent to the rail corridor, which abuts County Road 10 and open agricultural lands (no connecting natural heritage features) to the east with manicured/agricultural lands to the west. The hedgerows are insufficient to function as a wildlife movement corridor. The Natural Heritage Reference Manuel (2010) suggests that a minimum width of 50m is required for generalist species (*i.e.* white-tailed deer, raccoon).

On a landscape level, a linkage area would be associated with the forested lands to the north and south associated with the Minesing Swamp Complex but would not include the subject property. For these reasons, it is anticipated that there is no linkage function associated with the property.

5.0 NATURAL HERITAGE FEATURES AND FUNCTIONS

The results of Azimuth's field studies combined with review of background information indicate the potential for the following candidate significant natural features within the study area:

- Habitat for Threatened and Endangered Species
    - SAR Bats (Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, Silver-haired Bat)
- Wetlands
    - Minesing Swamp Complex (PSW) and Unevaluated Wetland
- Significant Woodland
- Candidate Significant Wildlife Habitat
    - Bat Maternity Colonies
    - Turtle Wintering Areas
    - Deer Yarding Area
    - Woodland Raptor Nesting Habitat
    - Area-sensitive Bird Breeding Habitat

- Marsh Breeding Bird Habitat
- Terrestrial Crayfish
- Special Concern and Rare Wildlife Species:
    - Snapping Turtle
    - Eastern Ribbonsnake
    - Canada Warbler
    - Eastern Wood-pewee
    - Wood Thrush

6.0 PROPOSED DEVELOPMENT

As this EIS is required as part of the application to rezone the property from Institutional (I) to Institutional Exception (IN-XX), there is no proposed development at this time, however; Jones Consulting Group Inc. (Jones) has prepared two Concept Plans to depict the General Development Envelope for future development. Concept Plan #1 depicted the current in-effect Zoning By-law and incorporates the 30m setback from the railway (former). Concept Plan #2 depicted the proposed new draft Zoning By-law (Appendix D). Subsequent to the rezoning, it is the intention of the proponent to sell the property, as there is no wish to proceed with any physical development at this time. The rezoning will allow for future development of a single-detached dwelling for a future landowner.

7.0 IMPACT ASSESSMENT

This impact assessment is prepared at a conceptual stage and focuses on feasibility for development of a single-detached dwelling and access route as there is currently no proposed development concept for the property.

7.1 Habitat for Threatened or Endangered Species

Impacts with regards to Habitat of Threatened or Endangered species are covered under the SCA. The following Threatened or Endangered species are treated as present or confirmed to occur within the limits of the study area:

- SAR Bats (Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, Silver-haired Bat)

7.1.1 Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, Silver-haired Bat

Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, and Silver-haired Bat (SAR bats) were not directly observed throughout the course of the field

investigation, however these species are treated as present in lieu of conducting detailed ecological studies to verify presence/absence. Caves, karst topography, and/or abandoned mines are absent within the study area, therefore potential hibernacula are not located within the study area limits. There are no structures on the property. Structures on adjacent lands were not assessed but could potentially provide roosting habitat for bats, however would not be subject to modification and would therefore not be impacted by the proposed re-zoning.

SAR bats may utilize treed areas as maternity roost sites, preferring trees >25cm diameter at breast height with evidence of cracks, holes, splits, lifted bark, *etc.* (called "snags") to provide refuge for the rearing of young during the late spring and early summer months (approximately June). Although larger trees are preferred, trees of any size with suitable access features have potential to be occupied by bats during the active period.

During the site investigation, which included a general screening of the property for snags and snag clusters such that potential cracks, holes, splits, *etc.* could be viewed by the site investigator, potentially suitable snags were observed within the hedgerow on the eastern side of the property. Snag trees were observed to be occasional and relatively evenly distributed with no snag clusters noted. Although not assessed, individual trees and the woodland on adjacent lands have the potential to provide habitat for SAR bats.

The future development will likely require removal of the hedgerows. There will be no tree/woodland removals associated with the adjacent lands.

For projects of a similar scope, Azimuth has engaged the MECP regarding potential impacts to woodland bat habitat. Guidance was provided via the Bat Survey Standards Note (MECP, 2022), which clarifies the following:

"If a proposed activity will avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers) and the timing of tree removal will avoid the bat active season (April 1-September 30 in Southern Ontario)"…"then there is no need to conduct species at risk bat surveys of treed habitats."

The above is consistent with Azimuth's understanding when suitable habitat availability is not limiting, a mitigation approach that restricts vegetation removals during the active period for bats is a suitable approach to avoid a contravention to SAR bat individuals or habitats under the SCA.

Should any future development require the removal of trees within the hedgerow at the east side of the property, there is no expectation that such minor removals would undermine potential bat maternity and/or day roosting function, and such habitat functions would persist in the post-development setting. In Azimuth's opinion, a suitable mitigation approach that would avoid potential impacts to SAR bats includes a no-cut window from **April 1 - November 30**.

With regard for the assessment provided above, providing works occur in accordance with mitigation and other recommendations detailed in Section 8 below, there is no expectation that any proposed future development would negatively impact Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, and Silver-haired Bat, or the habitat upon which the species depend.

7.2 Wetlands

The subject property is separated from the Minesing Swamp Complex and Unevaluated Wetlands by Sunnidale-Tosorontio Townline to the south and County Road 10 (Brentwood Road) to the east. The southern extent of the subject property is approximately 35m from the closest point of the Minesing Swamp Complex located to the south.

There is no wetland on the subject property, therefore; there will be no direct impacts to wetlands.

As indicated above, the wetland occurs on adjacent lands. The subject property is located >30m to the PSW and is separated by the Sunnidale-Tosorontio Townline and intervening woodland/treed habitat. This separation from the southern property line would be expected to be sufficient to mitigate any potential indirect impacts associated with a single detached dwelling (*i.e.* lighting, noise) in order to maintain the natural heritage features and functions of the Minesing Swamp Complex PSW and Unevaluated Wetlands.

Based on the above assessment, there is no expectation that a proposed future residential dwelling would result in negative impact upon the natural features or functions of the Minesing Swamp Complex PSW or Unevaluated Wetlands providing conformance is demonstrated for recommendations and mitigation measures described in Section 8 of this report.

7.3 Significant Woodland

The lands to the south of the subject property contain woodlands that are being treated as significant for the purposes of this assessment. The subject property is separated from these lands by Sunnidale-Tosorontio Townline and will not be subject to potential future development related to the property.

There is no Significant Woodland on the subject property, therefore; there will be no direct impacts to Significant Woodland.

The separation from the southern extent of the subject property to the woodland habitat is expected to be sufficient to mitigate any potential indirect impacts associated with a single detached dwelling (*i.e.* lighting, noise) in order to maintain the natural heritage features and functions of the Significant Woodland.

Based on the above assessment, there is no expectation that a proposed future residential dwelling would result in negative impact upon the natural features or functions of the Significant Woodland providing conformance is demonstrated for recommendations and mitigation measures described in Section 8 of this report.

7.4 Candidate Significant Wildlife Habitat

According to the PPS development and site alteration are not permitted within SWH located in Ecoregion 6E, unless it can be demonstrated there will be no negative impacts upon the feature and its ecological functions. For the purposes of this assessment, Candidate SWH listed in Section 5 above is treated as significant.

7.4.1 Woodland Significant Wildlife Habitat Functions

The following identified SWH habitats are associated with woodlands adjacent to the subject property:

- Bat Maternity Colonies
- Woodland Raptor Nesting Habitat
- Area-sensitive Bird Breeding Habitat
- Habitat for Special Concern and Rare Wildlife Species
    - Canada Warbler
    - Eastern Wood-pewee
    - Wood Thrush

SWH habitats listed above have been identified has having potential to occur within the woodlands to the south of the property. Habitat containing potential SWH is separated from subject property by Sunnidale-Tosorontio Townline and will not be altered as a result of future residential development on the property. It is expected that this separation be sufficient to mitigate any potential impacts to SWH on adjacent lands.

Based on the above assessment, there is no expectation that a proposed future residential dwelling would result in negative impact upon the natural features or functions of the listed SWH providing conformance is demonstrated for recommendations and mitigation measures described in Section 8 of this report.

7.4.2 Wetland Significant Wildlife Habitat Functions

The following identified SWH habitats are associated with wetland habitats adjacent to the subject property:

- Turtle Wintering Area
- Amphibian Breeding Habitat (Woodland)
- Marsh Breeding Bird Habitat
- Terrestrial Crayfish
- Habitat for Special Concern and Rare Wildlife Species
    - Snapping Turtle
    - Eastern Ribbonsnake

SWH habitats listed above have been identified has having potential to occur within the wetlands to the south of the property. Habitat containing potential SWH is separated from subject property by Sunnidale-Tosorontio Townline and will not be altered as a result of future residential development on the property. It is expected that this separation be sufficient to mitigate any potential impacts to SWH on adjacent lands.

Based on the above assessment, there is no expectation that a proposed future residential dwelling would result in negative impact upon the natural features or functions of the listed SWH providing conformance is demonstrated for recommendations and mitigation measures described in Section 8 of this report.

7.4.3 Deer Yarding Area

White-tailed Deer Wintering Area (Stratum II) is mapped by the MNR occurring to the west of the subject property, with a small portion of the northwest corner of the subject property

included. Stratum II areas are defined as lands surrounding Stratum I (*i.e*. core woodland areas) where deer can be found during milder winters and can be important to its function in the form of feeding areas. When snow depths are light, deer will often move to agricultural fields to feed on waste corn and grain (Allen *et al*., 2005).

The subject property and adjacent rural residential lands would not provide this function (feeding area) as they are not agricultural (*i.e*. row crop) lands but are rather maintained/manicured throughout the growing season. As such, future residential development on the property would not result in the loss of agricultural lands that could provide this potential function.

Based on the above assessment, there is no expectation that a proposed future residential dwelling would result in the loss of Stratum II deer wintering area, and thus there would be no impact to Deer Yarding Areas.

8.0 RECOMMENDATIONS

8.1 Species at Risk

It should be noted that the absence of a protected species within the study area does not indicate that they will never occur within the area. Given the dynamic character of the natural environment, there is a constant variation in habitat use. Care should be taken in the interpretation of presence of species of concern including those listed under the SCA. Changes to policy, or the natural environment, could result in shifts, removal, or addition of new areas to the list of areas currently considered SAR habitat. This report is intended as a point in time assessment of the potential to impact SAR; not to provide long term “clearance” for SAR. A review of the assessment provided in this report by a qualified person is expected to be sufficient to provide appropriate advice at the time of the onset of future site works.

While there is no expectation that the assessment should change significantly, it is the responsibility of the proponent to ensure that they are not in contravention of the SCA at the time that site works are undertaken. Activities must occur in conformity with the SCA that affords individual and habitat protection, respectively, to species listed as Threatened or Endangered in Ontario. The MECP has provided Azimuth with specific direction that the agency no longer issues Letters of Advice (LOAs) nor does MECP “sign off” on every proposed development. The roles and responsibilities of the proponents are outlined in the Draft Client’s Guide to Preliminary Screening for SAR (MECP, 2019), which advises that the proponent should consider whether a proposed activity is likely to contravene the SCA prior to initiating correspondence with MECP. Where an assessment determines a proposed activity is not expected to contravene the SCA, there is no requirement to contact MECP.

8.2 Migratory Breeding Birds and Bats

Any future activities involving the removal of vegetation should be restricted from occurring during the breeding season. Migratory birds, nests, and eggs are protected by the *Migratory Birds Convention Act*, 1994 (MBCA) and the *Fish and Wildlife Conservation Act,* 1997 (FWCA). Environment Canada outlines dates when activities in any region have potential to impact nests at the Environment Canada Website (https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html). In Zone C2 vegetation clearing should be avoided between **April 1 through August 31** of any given year. If work requires that vegetation clearing is required between these dates screening by an ecologist with knowledge of bird species present in the area could be undertaken to ensure that the vegetation has been confirmed to be free of nests prior to clearing.

Any future activities involving tree removal should be avoided between **April 1 through November 30** of any given year, during the active period for bat species that may utilize trees for maternity and day roosting purposes. It is anticipated that adherence to this timing restriction will avoid impacts to individual SAR bats, therefore remaining in compliance with the SCA affording individual protection to Endangered species.

8.3 Site Preparation and Operations

Diligent application of sediment and erosion controls (ESCs) and adherence to Best Management Practices (BMPs) for the duration of future site works is recommended for the mitigation of direct, indirect, and cumulative impacts upon retained natural heritage features and functions. Recommendations related to implementation of ESCs and BMPs are listed below, and should be adhered to throughout the duration of the site activities:

- Installation and maintenance of ESCs are recommended for all future construction activities to minimize the extent of accidental or unavoidable impacts to adjacent vegetation communities and wildlife habitat.
- Prior to the commencement of site works, silt fencing should be applied along the perimeter of the work area.
- Routine inspection/maintenance of the silt fencing should occur throughout construction.
- ESCs should be maintained until vegetation is re-established post-construction.

- Material storage areas should be contained with ESCs to avoid potential indirect impacts to natural features onsite.
- The contractor is recommended to have a Contaminant and Spill Management Plan in place prior to initiation of works. This should include keeping an emergency spill kit on site at all times. In the event of a spill, the contractor must report it immediately to the provincial Spills Action Centre (SAC).

9.0 CONCLUSIONS

Based upon our analysis, it is concluded that subject to the incorporation of the environmental protection measures and criteria described throughout this report, the proposed re-zoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions.

At this time, Azimuth's findings are summarized as follows:

- The proposed development is consistent with the applicable natural heritage policies of the Provincial Planning Statement, *Species Conservation Act*, 2025, County of Simcoe Official Plan, Township of Clearview Official Plan, and O. Reg. 41/24 under the *Conservation Authorities Act*.

- Based on our assessment, there are no significant natural feature associated with Greenlands (County or Township) associated with the subject property. Any potential/confirmed Greenland feature or function identified within this report is associated with adjacent lands (*i.e.* lands within 120m of the property).

- Our impact assessment has given full consideration to the habitat requirements of all SAR assumed and documented to occur in the area and results indicate that a future proposal for a lot re-zoning and single-detached residential dwelling is not expected to result in negative direct or indirect impacts to habitat of SAR providing conformance is demonstrated to mitigation measures described in Section 8.

- The proposed works are not expected to negatively impact the feature or its associated ecological functions of Significant Woodland, Wetlands or Candidate SWH outlined in Section 5 if the appropriate mitigation measures outlined in Section 8 are followed.

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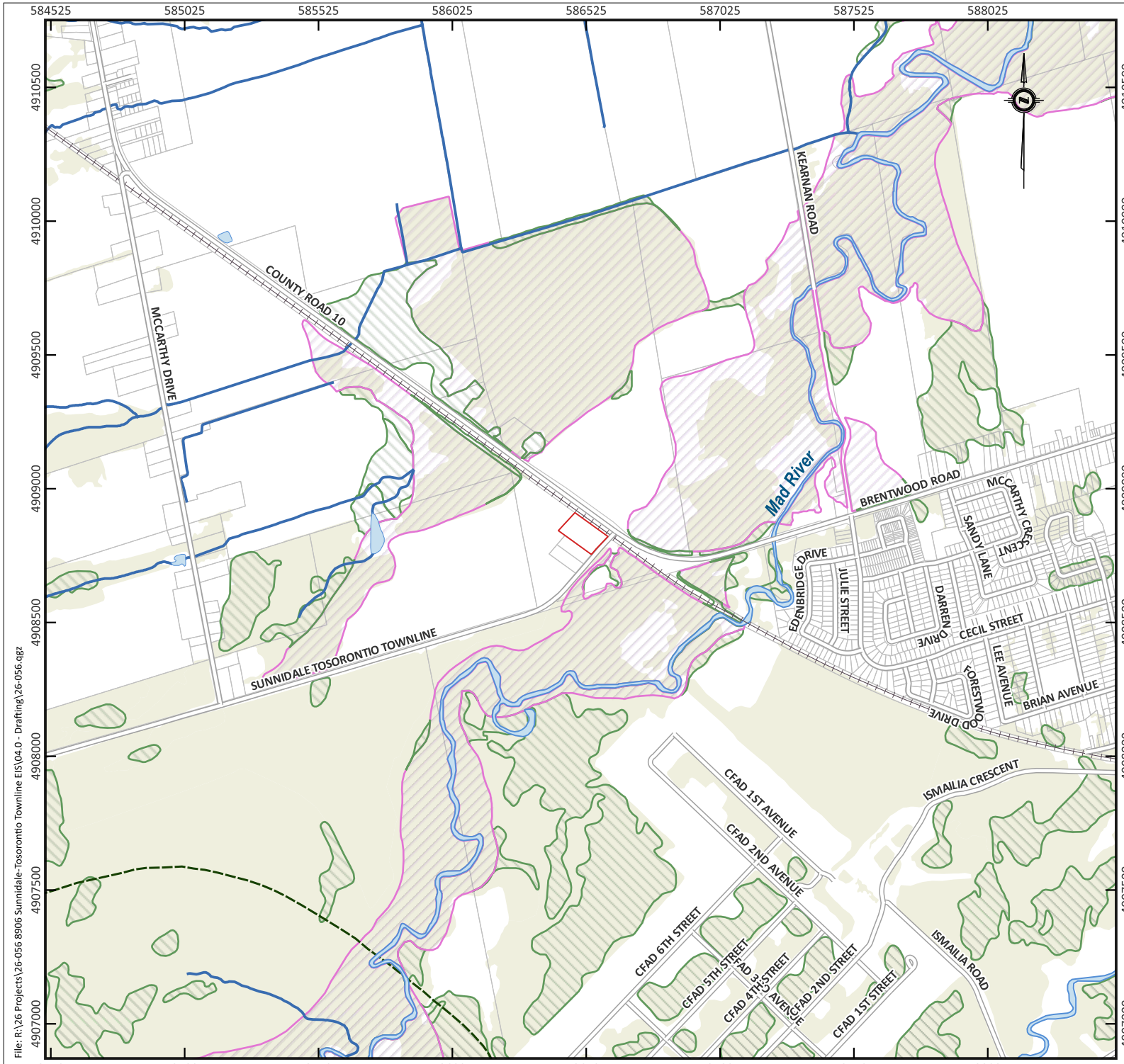


LEGEND

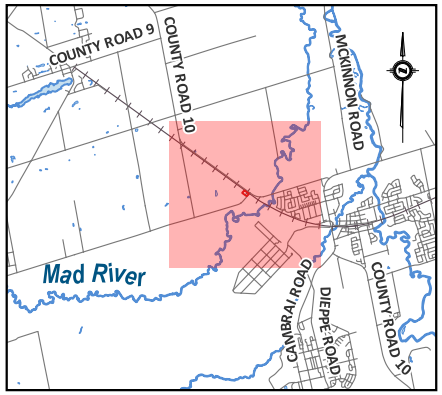
- River
- Waterbody
- Mapped Watercourse
- Unevaluated Wetland
- Provincially Significant Wetland
- Rail
- Wooded Area
- Areas of Natural and Scientific Interest (ANSI)
- Road

NOTES

1. Watercourse, Waterbody, Wetland, Woodland and ANSI layers are derived from MNRF GIS data, retrieved December 2022.
2. The metric grid displayed on the map corresponds to NAD83 / UTM zone 17N (EPSG:26917).

REGIONAL MAP

SCALE 1:200000



0 0.25 0.5 0.75

KILOMETERS

AZIMUTH ENVIRONMENTAL CONSULTING, INC.
ENVIRONMENTAL ASSESSMENTS & APPROVALS

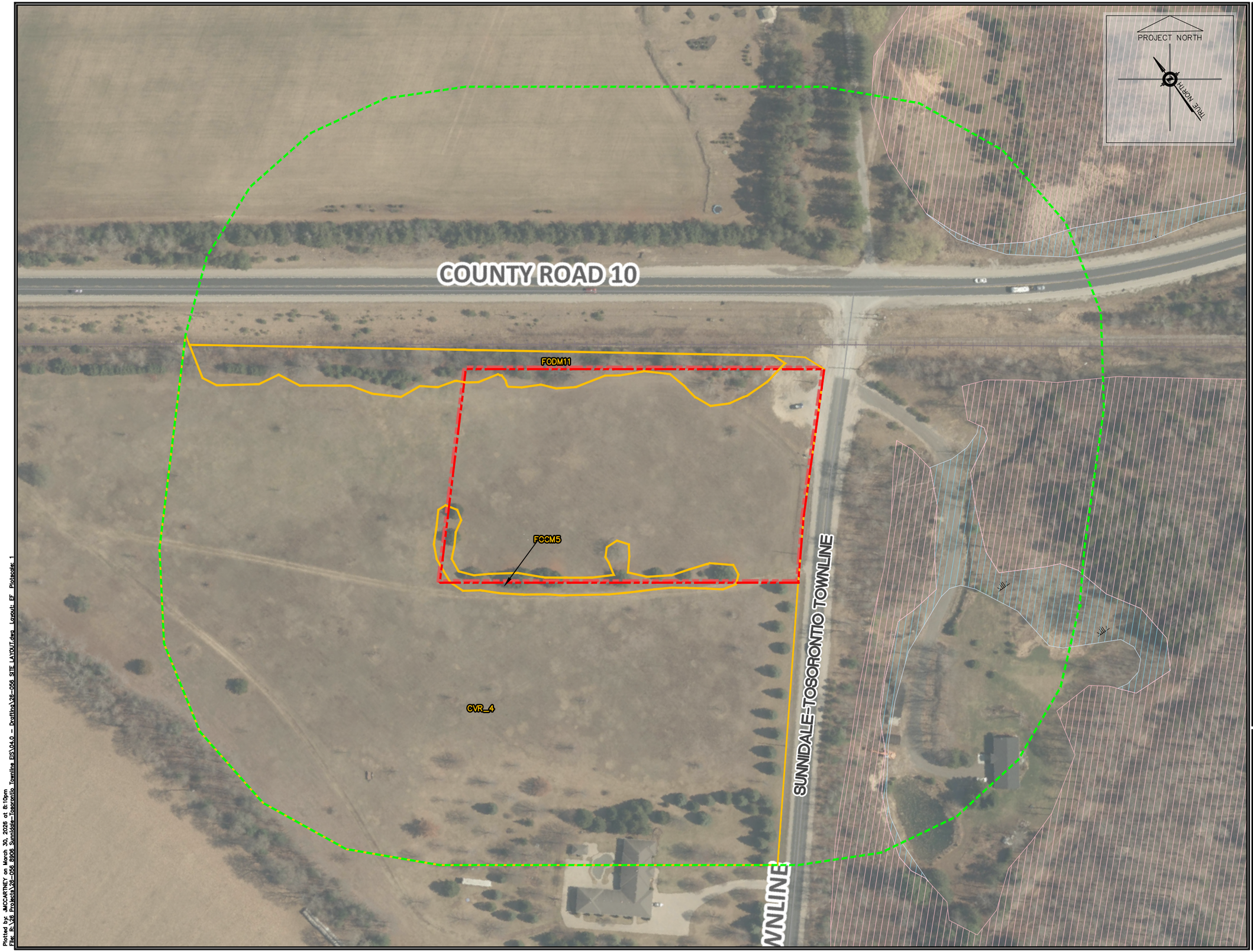
SITE LOCATION

8906 Sunnidale-Tosorontio
NEW LOWELL, ON

DATE ISSUED:	MARCH 2026
CREATED BY:	A.L.
PROJECT NO.:	26-056
BASE MAP:	MNRF

Figure No. 1

File: R:\26 Projects\26-056 8906 Sunnidale-Tosorontio Townline EIS\04.0 - Drafting\26-056.qgz



LEGEND:

- APPROX. PROPERTY BOUNDARY
- STUDY AREA
- PROVINCIALLY SIGNIFICANT WETLAND (MNRF, 20XX)
- UNEVALUATED WETLAND (MNRF, 20XX)

ELC UPLAND COMMUNITIES:

CVR_4	RURAL PROPERTY
FOCM5	NATURALIZED CONIFEROUS HEDGEROW
FODM11	NATURALIZED DECIDUOUS HEDGEROW

LOCATION PLAN

0 37.50 75.0

HORIZONTAL SCALE 1:1500

AZIMUTH ENVIRONMENTAL CONSULTING, INC.
ENVIRONMENTAL ASSESSMENTS & APPROVALS

ENVIRONMENTAL FEATURES

8906 SUNNIDALE-TOSORONTIO TL.
NEW LOWELL, ON

DATE ISSUED:	*MARCH 2026*	Figure No. 2
CREATED BY:	*A.L.*	
PROJECT NO.:	*26-056*	
REFERENCE:	*SIMCOE COUNTY*	

Plotted by: JMCCARTNEY on March 30, 2026 at 8:10pm
File: R:\26 Projects\26-056_8906 Sunnidale-Tosorontio Townline EIS\04.0 — Drafting\26-056_SITE LAYOUT.dwg Layout: EF Plotscale: 1

Common Name	Species Name	ESA	COSSARO	SARA	Key Habitats Used By Species[1]	Assessment
Bank Swallow	*Riparia riparia*	N/A	THR	THR	Nests in burrows excavated in natural and human-made settings with vertical sand and silt faces. Commonly found in sand or gravel pits, road cuts, lakeshore bluffs, and along riverbanks (COSEWIC, 2013a). ESA Protection: Species and habitat protection	No excavated vertical features, sand or gravel pits providing potential nesting habitat. No suitable habitat for the species.
Barn Swallow	*Hirundo rustica*	N/A	SC	THR	Ledges and walls of man-made structures such as buildings, barns, boathouses, garages, culverts and bridges. Also nest in caves, holes, crevices and cliff ledges (COSEWIC, 2011a). ESA Protection: None	Structres located within the study area but beyond the property limits have the potential to provide nesting opportunities for this species, however, due to structures being located on adjacent lands, no further consideration is given. No suitable habitat for the species on the property itself (i.e. no structures).
Black Ash	*Fraxinus nigra*	END	END	No status	Facultative wetland tree species frequently found in floodplain forests, swamps, seepage areas, shoreline margins and fens. Occupied sites are generally seasonally-flooded (COSEWIC, 2018). ESA Protection: Species and habitat protection	Not observed within hedgerows associated with the property.
Black Tern	*Chlidonias niger*	END	END	No status	Colonial nesters typically found within marshes. Its preferred nesting habitat is a hemi-marsh (*i.e* . a wetland with 50:50 open water and emergent vegetation). Nests are usually built on an upturned cattail root, floating vegetation mat or patch of mud (Cadman *et al* ., 2007). ESA Protection: N/A	No potentially suitable wetland habitat located within the study area. No suitable habitat for the speices.
Bobolink	*Dolichonyx oryzivorus*	N/A	THR	THR	Nests primarily in forage crops (*e.g.* hayfields and pastures) dominated by a variety of species such as clover, Timothy, Kentucky Bluegrass, tall grass, and broadleaved plants. Also occurs in wet prairie, graminoid peatlands, and abandoned fields dominated by tall grasses. Does not generally occupy fields of row crops (*e.g* . corn, soybeans, wheat) or short-grass prairie. Sensitive to habitat size and has lower reproductive success in small habitat fragments (COSEWIC, 2010a). ESA Protection: Species and habitat protection	NHIC data query indicates records of Bobolink within 1km of the property. Open areas on the property and adjacent land are routinely maintained or are active agricultural lands , therefore not providing tall grass and variety of species required for the Bobolink. There are no records for Bobolink according to ebird within the study area (and beyond), with the closest record approximately 1.5km from the property. No suitable habitat for the species.
Butternut	*Juglans cinerea*	END	END	END	Commonly found in riparian habitats, but is also found in rich, moist, well-drained loams, and well-drained gravels. Butternut is intolerant of shade (COSEWIC, 2003). ESA Protection: Species and habitat protection	Not observed within hedgerows associated with the property.
Canada Warbler	*Cardellina canadensis*	N/A	SC	THR	Wet, mixed deciduous-coniferous forests with a well developed shrub layer. Shrub marshes, Red-Maple stands, cedar stands, Black Spruce swamps, larch and riparian woodlands along rivers and lakes (COSEWIC, 2008a). ESA Protection: N/A	NHIC data query indicates records of Canada Warbler within 1km of the property. Lands to the south of the property associated with the Minesing Swamp Complex have potential to provide habitat for this species.
Cerulean Warbler	*Dendroica cerulea*	N/A	THR	END	Associated with large tracts of mature deciduous forest with tall trees and an open understory. Found in both wet bottomland forests and upland areas (COSEWIC, 2010b). ESA Protection: Species and habitat protection	The study area does not feature the quality or quantity of forest required to provide suitable habitat for this species. Records for Cerulean Warbler are associated with the Minesing Wetland Complex PSW but appear to be associated with lands to the north-east and Nottawasaga River well beyond the study area (ebird, 2026). No suitable habitat for the species.
Chimney Swift	*Chaetura pelagica*	N/A	THR	THR	Nests primarily in chimneys though some populations (*i.e* . in rural northern areas) may nest in cavity trees (COSEWIC, 2007a). Recent changes in chimney design may be a significant factor in recent declines in numbers (Cadman *et al* ., 2007). ESA Protection: Species and habitat protection	No existing structure with chimney that could provide nesting habitat for the species. No suitable habitat for the species.
Common Five-lined Skink (Great Lakes/St. Lawrence)	*Plestiodon fasciatus*	SC	SC	SC	The Great Lakes/St. Lawrence Common Five-lined Skink population occur on the southern edge of the Canadian Shield on rocky outcrops embedded within coniferous and deciduous forest. This population has a strong association with rocky microhabitats and prefers exposed rock faces with few trees and plenty of cover rocks to help achieve their preferred body temperature. Other cover elements (i.e., logs on bedrock, logs in forest, rocks in forest) are less commonly used by this population as skinks rarely reached their preferred body temperature when utilizing them for shelter (COSEWIC, 2021b). ESA Protection: N/A	NHIC data query indicates records of Common Five-lined Skink (Great Lakes/St. Lawrence population) within 1km of the property. The property does not contain rocky outcrops, sufficent rock cover or exposed rock faces with few trees required for this species. No suitable habitat for the species.
Common Nighthawk	*Chordeiles minor*	N/A	SC	SC	Open habitats including sand dunes, beaches recently logged/burned over areas, forest clearings, short grass prairies, pastures, open forests, bogs, marshes, lakeshores, gravel roads, mine tailings, quarries, and other open relatively clear areas (COSEWIC, 2007d). ESA Protection: N/A	No potentially suitable habitats present within the study. No suitable habitat for the species.

Common Name	Species Name	ESA	COSSARO	SARA	Key Habitats Used By Species[1]	Assessment
Eastern Meadowlark	*Sturnella magna*	N/A	THR	THR	Most common in grassland, pastures, savannahs, as well as anthropogenic grassland habitats, including hayfields, weedy meadows, young orchards, golf courses, restored surface mines, *etc* . Occasionally nest in row crop fields such as corn and soybean, but there are considered low-quality habitat. Large tracts of grassland are preferred over smaller fragments and the minimum area required is estimated at 5ha (COSEWIC, 2011b). ESA Protection: Species and habitat protection	NHIC data query indicates records of Eastern Meadowlark within 1km of the property. Open areas on the property and adjacent land are routinely maintained or are active agricultural lands, not providing tall grass and variety of species required for the Bobolink. There are no records for Eastern Meadowlark according to ebird within the study area (and beyond), with the closest record approximately 1.5km from the property. No suitable habitat for the species.
Eastern Red Bat	*Lasiurus borealis*	END	END	No status	Roosting occurs among the foliage of trees and occasionally shrubs but tend to be on large diameter and tall trees reaching or exceeding height of surrounding canopy (COSEWIC, 2023). ESA Protection: Species and habitat protection	Observed snags and within the study area have potential to provide marginal day roosting/maternity roosting opportunities for this species associated with individual trees.
Eastern Ribbonsnake	*Thamnophis sauritus*	SC	SC	SC	Found in wetland habitats with both flowing and standing water such as marshes, bogs, fens, ponds, lake shorelines and wet meadows. Most sightings occur near the water's edge (COSEWIC, 2012a).	Minesing Swamp Complex to the south of the subject property has the potential to provide suitable habitat for this species.
Eastern Small-footed Myotis	*Myotis leibii*	END	END	END	Generally occurs in mountainous or rocky regions, on the face of rock bluffs and beneath slabs of rock and stones. Hibernation is typically confined to caves and old mines (Best and Jennings, 1997).	No rock bluffs, rock slabs, large stones, or similar habitats located within the property limits. No caves, abandoned minies, or similar features located within the study area limits.
Eastern Whip-poor-will	*Antrostomus vociferus*	N/A	SC	THR	Semi-open forests or patchy forests with clearings, such as barrens or forests that are regenerating following major disturbances, are preferred nesting habitats (COSEWIC, 2009a).	No semi-open forests with patchy clearings, or other habitat characteristic of breeding and nesting habitat for the species. No barrens or open clearings that would be expected to provide potential breeding/nesting habitat located within the study area limits. No suitable habitat for the species.
Eastern Wood-pewee	*Contopus virens*	N/A	SC	SC	Mostly in mature and intermediate-age deciduous and mixed forests having an open understory. It is often associated with forests dominated by Sugar Maple and oak. Usually associated with forest clearings and edges within the vicinity of its nest (COSEWIC, 2012b).	NHIC data query indicates records of Eastern Wood-pewee within 1km of the property. Lands to the south of the property associated with the Minesing Swamp Complex have potential to provide habitat for this species.
Golden-winged Warbler	*Vermivora chrysoptera*	N/A	SC	THR	Areas of early successional scrub surrounded by mature forests including dry uplands, swamp forests, and marshes (COSEWIC, 2006).	Early successional scrubland (*i.e.* shrub-dominated thickets) not located within the study area limits. No suitable habitat for the species.
Grasshopper Sparrow *pratensis* subspecies	*Ammodramus savannarum pratensis*	N/A	SC	SC	Typically breeds in large human-created grasslands (≥5 ha), such as pastures and hayfields, and natural prairies, such as alvars, characterized by well-drained, often poor soil dominated by low, sparse perennial herbaceous vegetation (COSEWIC, 2013b).	The property and adjacent lands are actively maintained or cultivated and therefore would not provide suitable nesting habitat. No suitable habitat for the species.
Hoary Bat	*Lasiurus cinereus*	END	END	No status	Roosting occurs among the foliage of trees and occasionally shrubs but tend to be on large diameter and tall trees reaching or exceeding height of surrounding canopy (COSEWIC, 2023).	Observed snags and within the study area have potential to provide marginal day roosting/maternity roosting opportunities for this species associated with individual trees.
Least Bittern	*Ixobrychus exilis*	N/A	SC	THR	Breed strictly in marshes of emergents (usually cattails) that have relatively stable water levels and interspersed areas of open water (COSEWIC, 2009b).	NHIC data query indicates records of Least Bittern within 1km of the property. Marshes of emergents that have relatively stable water levels and interspersed areas of open water not present wtihin the study area. No suitable habitat for the species.
Little Brown Myotis	*Myotis lucifugus*	END	END	END	Forests and regularly aging human structures as maternity roost sites. Regularly associated with attics of older buildings and barns for summer maternity roost colonies. Overwintering sites are characteristically mines or caves (MNRF, 2014) (COSEWIC, 2013c).	Observed snags and within the study area have potential to provide marginal day roosting/maternity roosting opportunities for this species associated with individual trees. There are no structures on the property that could provide potential maternity roosting habitat. No caves or abandoned mines that could provide suitable overwintering habitat are present within the study area limits.

Common Name	Species Name	ESA		SARA	Key Habitats Used By Species[1]	Assessment
Monarch	*Danaus plexippus*	N/A	SC	SC	Breeding habitat is confined to sites where milkweeds, the sole food of caterpillars, grow. Milkweeds grow in a variety of environments, including meadows in farmlands, along roadsides and in ditches, open wetlands, dry sandy areas, short and tall grass prairie, river banks, irrigation ditches, arid valleys, and south-facing hills (COSEWIC, 2010c).	There is no expectation that there is any potentially suitable habitat for Monarch on the property since it is maintained throughout the growing season. Potential habitat within the study area could be associated with roadside but likely would be considered marginal. Potential habitat associated with roadside vegetation would me minimal and therefore, not complelling further consideration.
Northern Map Turtle	*Grapetemys geographica*	N/A	SC	SC	Inhabits rivers and lakes where it basks on emergent rocks, banks, logs and fallen trees. Prefer shallow, soft-bottomed aquatic habitats with exposed objects for basking (COSEWIC, 2012k).	No large rivers, bays, lakes present within the study area that would be suitable for this species. No suitable habitat for the species.
Northern Myotis	*Myotis septentrionalis*	END	END	END	Maternity roost sites are generally located within deciduous and mixed forests and focused in snags including loose bark and cavities of trees. Overwintering sites are characteristically mines or caves (COSEWIC, 2013c).	Observed snags and within the study area have potential to provide marginal day roosting/maternity roosting opportunities for this species associated with individual trees. No caves or abandoned mines that could provide suitable overwintering habitat are present within the study area limits.
Red-headed Woodpecker	*Melanerpes erythrocephalus*	N/A	END	END	Occurs in open deciduous forests, particularly those dominated by oak and beech, groves of dead trees, floodplain forests, orchards, cemeteries, savannas and savanna-like grasslands. Although the species occupies a range of habitat types, key habitat is characteristically composed of woodlands where tall trees are of large crcumference (i.e.mature cover) and are at a low density. A high density of snag trees is also an indicator of key habitat types (COSEWIC, 2018f).	The hedgerows within the study area contain large amounts of coniferous tree species, with preffered tree species (i.e. oak and beech) largely absent throughout and lacking large, mature cover. No suitable habitat for the species.
Snapping Turtle	*Chelydra serpentina*	N/A	SC	SC	Habitat is characterized by slow-moving water with a soft mud bottom and dense aquatic vegetation. Often located in ponds, sloughs, shallow bays or river edges and slow streams, or areas combining several of these wetland habitats (COSEWIC, 2008b).	NHIC data query indicates records of Snapping Turtle within 1km of the property. Minesing Swamp Complex located to the south of the subject property has potential to provide suitable habitat for this species.
Silver-haired Bat	*Lasionycteris noctivagans*	END	END	No status	Roosting occurs promarily under bark and in the cavities of trees, making them reliant on habitats where large, dacaying trees are available. (COSEWIC, 2023).	Observed snags and within the study area have potential to provide marginal day roosting/maternity roosting opportunities for this species associated with individual trees.
Tri-colored Bat	*Perimyotis subflavus*	END	END	END	Maternity roost sites include forests and modified landscapes (barns or human-made structures). Overwintering sites include mines and caves (COSEWIC, 2013b).	Observed snags and within the study area have potential to provide marginal day roosting/maternity roosting opportunities for this species associated with individual trees. No caves or abandoned mines that could provide suitable overwintering habitat are present within the study area limits.
Wood Thrush	*Hylocichla mustelina*	N/A	SC	THR	Found in moist, deciduous hardwood or mixed stands, often previously disturbed, with a dense deciduous undergrowth and with tall trees for singing perches (COSEWIC, 2012c).	Lands to the south of the property associated with the Minesing Swamp Complex have potential to provide habitat for this species.
Yellow Rail	*Coturnicops noveboracensis*	N/A	SC	SC	Nest in wet marshy areas of short grass-like vegetation. The habitat must remain wet throughout the breeding season (COSEWIC, 2009c).	No suitable wetland structure within the study area. No suitable habitat for the speices.

[1] Habitat as outlined within the MECP's Species at Risk in Ontario website files (https://www.ontario.ca/page/species-risk-ontario), or Species Specific COSEWIC Reports referenced in this document.

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Seasonal Concentration Areas of Animals

Wildlife Habitat	Wildlife Species	Candidate SWH		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Waterfowl Stopover and Staging Areas (Terrestrial) **Rationale:** Habitat important to migrating waterfowl.	American Black Duck Wood Duck Green-winged Teal Blue-winged Teal Mallard Northern Pintail Northern Shoveler American Wigeon Gadwall	CUM1 CUT1 Plus evidence of annual spring flooding from melt water or run-off within these Ecosites.	Fields with sheet water during Spring (mid-March to May). • Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. • Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available. Information Sources • Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence. • Reports and other information available from Conservation Authorities • Sites documented through waterfowl planning processes (*e.g.* EHJV implementation plan) • Field Naturalist Clubs • Ducks Unlimited Canada • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" • Any mixed species aggregations of 100 or more individuals required. • The flooded field ecosite habitat plus a 100-300m radius area, dependant on local site conditions and adjacent land use is the significant wildlife habitat. • Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates). • SWHMiST Index #7 provides development effects and mitigation measures.	The study area is not associated with fields that flood in the spring. The property would not be expected to provide habitat function as a waterfowl stopover and staging area (terrestrial).
Waterfowl Stopover and Staging Areas (Aquatic) **Rationale:** Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district.	Canada Goose Cackling Goose Snow Goose American Black Duck Northern Pintail Northern Shoveler American Wigeon Gadwall Green-winged Teal Blue-winged Teal Hooded Merganser Common Merganser Lesser Scaup Greater Scaup Long-tailed Duck Surf Scoter White-winged Scoter Black Scoter Ring-necked duck Common Goldeneye Bufflehead Redhead Ruddy Duck Red-breasted Merganser Brant Canvasback Ruddy Duck	MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7	• Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify. • These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water). Information Sources • Environment Canada • Naturalist clubs often are aware of staging/stopover areas • OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging. • Sites documented through waterfowl planning processes (*e.g.* EHJV implementation plan) • Ducks Unlimited projects • Element occurrence specification by Nature Serve: http://www.natureserve.org • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Areas	Studies carried out and verified presence of: • Aggregations of 100 or more of listed species for 7 days, results in > 700 waterfowl use days. • Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH. • The combined area of the ELC ecosites and a 100m radius area is the SWH. • Wetland area and shorelines associated with sites identified within the SWHTG Appendix K are significant wildlife habitat. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded). • SWHMiST Index #7 provides development effects and mitigation measures.	Open ponds, marshes, lakes, bays, coastal inlets, and watercourses are not present within the limits of the study area. As a result, there is no potential for this SWH function.

Shorebird Migratory Stopover Area **Rationale:** High quality shorebird stopover habitat is extremely rare and typically has a long history of use.	Greater Yellowlegs Lesser Yellowlegs Marbled Godwit Hudsonian Godwit Black-bellied Plover American Golden-Plover Semipalmated Plover Solitary Sandpiper Spotted Sandpiper Semipalmated Sandpiper Pectoral Sandpiper White-rumped Sandpiper Baird's Sandpiper Least Sandpiper Purple Sandpiper Stilt Sandpiper Short-billed Dowitcher Red-necked Phalarope Whimbrel Ruddy Turnstone Sanderling Dunlin	BBO1 BBO2 BBS1 BBS2 BBT1 BBT2 SDO1 SDS2 SDT1 MAM1 MAM2 MAM3 MAM4 MAM5	• Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. • Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. • Sewage treatment ponds and storm water ponds do not qualify as a SWH. Information Sources • Western hemisphere shorebird reserve network • Canadian Wildlife Service (CWS) Ontario Shorebird Survey • Bird Studies Canada • Ontario Nature • Local birders and naturalist clubs • Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area	Studies confirming: • Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period. (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) • Whimbrel stop briefly (<24hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant. • The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #8 provides development effects and mitigation measures.	Beach areas, seasonally flooded beach bars, and muddy unvegetated shoreline habitats were not observed within the study area limits.
Raptor Wintering Area **Rationale:** Sites used by multiple species of individuals and used annually are most significant	Rough-legged Hawk Red-tailed Hawk Northern Harrier American Kestrel Snowy Owl **Special Concern:** Short-eared Owl Bald Eagle	Hawks/Owls: Combination of ELC Community Series; need to have present one Community Series from each land class; Forest: FOD, FOM, FOC. Upland: CUM; CUT; CUS; CUW. Bald Eagle: Forest community Series: FOD, FOM, FOC, SWD, SWM or SWC on shoreline areas adjacent to large rivers or adjacent to lakes with open water (hunting area).	• The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. • Raptor wintering sites (hawk/owl) need to be > 20 ha with a combination of forest and upland. • Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands. • Field area of the habitat is to be windswept with limited snow depth or accumulation. • Eagle sites have open water, large trees and snags available for roosting. Information Sources: • OMNRF Ecologist or Biologist Field Naturalist Clubs • Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area • Data from Bird Studies Canada • Results of Christmas Bird Counts Reports and other information available from Conservation Authorities.	Studies confirm the use of these habitats by: • One or more Short-eared Owls or; One or more Bald Eagles or; At least 10 individuals and two of the listed hawk/owl species. • To be significant a site must be used regularly (3 in 5 years) for a minimum of 20 days by the above number of birds. • The habitat area for an Eagle winter site is the shoreline forest ecosites directly adjacent to the prime hunting area. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #10 and #11 provides development effects and mitigation measures.	The study area does not contain a combination of forest and upland habitat >20 ha, as the upland non-wooded areas are actively cultivated and/or maintained. The property would not be expected to function as a raptor wintering area.
Bat Hibernacula **Rationale:** Bat hibernacula are rare habitats in all Ontario landscapes.	Big Brown Bat Tri-coloured Bat	Bat Hibernacula may be found in these ecosites: CCR1 CCR2 CCA1 CCA2 (Note: buildings are not considered to be SWH)	• Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. • Active mine sites should not be considered as SWH • The locations of bat hibernacula are relatively poorly known. Information Sources • OMNRF for possible locations and contact for local experts • Natural Heritage Information Center (NHIC) Bat Hibernaculum Ministry of Northern • Development and Mines for location of mine shafts. • Clubs that explore caves (*e.g.* Sierra Club) • University Biology Departments with bat experts.	• All sites with confirmed hibernating bats are SWH. • The habitat area includes a 200m radius around the entrance of the hibernaculum, for most development types and 1000m for wind farms • Studies are to be conducted during the peak swarming period (Aug. – Sept.). Surveys should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects. • SWHMiST Index #1 provides development effects and mitigation measures.	The property and surrounding area do not contain caves, karst topography and/or abandoned mines. The property would not be expected to provide habitat function as Bat Hibernacula.

Bat Maternity Colonies **Rationale:** Known locations of forested bat maternity colonies are extremely rare in all Ontario landscapes.	Big Brown Bat Silver-haired Bat	Maternity colonies considered SWH are found in forested Ecosites. All ELC Ecosites in ELC Community Series: FOD FOM SWD SWM	• Maternity colonies can be found in tree cavities, vegetation and often in buildings (buildings are not considered to be SWH). • Maternity roosts are not found in caves and mines in Ontario. • Maternity colonies located in Mature deciduous or mixed forest stands with >10/ha large diameter (>25cm dbh) wildlife trees. • Female Bats prefer wildlife tree (snags) in early stages of decay, class 1-3 or class 1 or 2. • Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred. Information Sources • OMNRF for possible locations and contact for local experts • University Biology Departments with bat experts.	• Maternity Colonies with confirmed use by; ○ >10 Big Brown Bats ○ >5 Adult Female Silver-haired Bats • The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies. • Evaluation methods for maternity colonies should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #12 provides development effects and mitigation measures.	**Adjacent woodlands have the potential to function as suitable habitat for bat maternity colonies.** **Further consideration presented in main text.**
Turtle Wintering Areas **Rationale:** Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant.	Midland Painted Turtle **Special Concern:** Northern Map Turtle Snapping Turtle	Snapping and Midland Painted Turtles; ELC Community Classes; SW, MA, OA and SA, ELC Community Series; FEO and BOO Northern Map Turtle; Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.	• For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. • Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen. • Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH. Information Sources • EIS studies carried out by Conservation Authorities. • Local field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. • OMNRF Ecologist or Biologist • Field Naturalist clubs • Natural Heritage Information Center (NHIC)	• Presence of 5 over-wintering Midland Painted Turtles is significant. • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant. • The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH. • Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. – Oct.) or spring (Mar. – May) • Congregation of turtles is more common where wintering areas are limited and therefore significant • SWHMiST Index #28 provides development effects and mitigation measures for turtle wintering habitat.	**Minesing Swamp Complex PSW to the south of the subject property has the potential to provide habitat function as turtle wintering areas.** **Further consideration presented in main text.**
Reptile Hibernaculum **Rationale:** Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant.	**Snakes:** Eastern Gartersnake Northern Watersnake Northern Red-bellied Snake Northern Brownsnake Smooth Green Snake Northern Ring-necked Snake **Special Concern:** Milksnake Eastern Ribbonsnake **Lizard:** **Special Concern** (Southern Shield population): Five-lined Skink	For all snakes, habitat may be found in any ecosite other than very wet ones. Talus, Rock Barren, Crevice, Cave, and Alvar sites may be directly related to these habitats. Observations or congregations of snakes on sunny warm days in the spring or fall is a good indicator. For Five-lined Skink, ELC Community Series of FOD and FOM and Ecosites: FOC1 FOC3	• For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural or naturalized locations. The existence of features that go below frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH. • Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line. • Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover. • Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures. Information Sources • In spring, local residents or landowners may have observed	Studies confirming: • Presence of snake hibernacula used by a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. near potential hibernacula (*e.g.* foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct) • Note: If there are Special Concern Species present, then site is SWH • Note: Sites for hibernation possess specific habitat parameters (*e.g.* temperature, humidity, *etc.*) and consequently are used annually, often by many of the same individuals of a local population (i.e. strong hibernation site fidelity). Other critical life processes (*e.g.* mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30 m radius area is the SWH.	No features were identified within the study area that could provide suitable reptile hibernaculum. The property would not be expected to provide habitat function.

			the emergence of snakes on their property (*e.g.* old dug wells). • Reports and other information available from Conservation Authorities. • Field Naturalists clubs • University herpetologists • Natural Heritage Information Center (NHIC) • OMNRF ecologist or biologist may be aware of locations of wintering skinks.	• SWHMiST Index #13 provides development effects and mitigation measures for snake hibernacula. • Presence of any active hibernaculum for skink is significant. • SWHMiST Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat.	
Colonially -Nesting Bird Breeding Habitat (Bank and Cliff) **Rationale:** Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow population are declining in Ontario.	Cliff Swallow Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies)	Eroding banks, sandy hills, borrow pits, steep slopes, and sand piles. Cliff faces, bridge abutments, silos, barns. Habitat found in the following ecosites: CUM1 CUT1 CUS1 BLO1 BLS1 BLT1 CLO1 CLS1 CLT1	• Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area. • Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. • Does not include a licensed/permitted Mineral Aggregate Operation. Information Sources • Reports and other information available from Conservation Authorities. • Ontario Breeding Bird Atlas • Bird Studies Canada; *NatureCounts* http://www.birdscanada.org/birdmon/ • Field Naturalist Clubs.	Studies confirming: • Presence of 1 or more nesting sites with 8or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season. • A colony identified as SWH will include a 50m radius habitat area from the peripheral nests. • Field surveys to observe and count swallow nests are to be completed during the breeding season. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #4 provides development effects and mitigation measures.	No exposed/eroding soil banks were identified within the study area. The study area would not be expected to provide colonially-nesting bird breeding habitat (bank and cliff).
Colonially-Nesting Bird Breeding Habitat (Tree/Shrubs) **Rationale:** Large colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Great Blue Heron Black-crowned Night-Heron Great Egret Green Heron	SWM2 SWM3 SWM5 SWM6 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7 FET1	• Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. • Most nests in trees are 11 to 15 m from ground, near the top of the tree. Information Sources • Ontario Breeding Bird Atlas, colonial nest records. • Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNRF). • Natural Heritage Information Center (NHIC) Mixed Wader Nesting Colony • Aerial photographs can help identify large heronries. • Reports and other information available from CAs. • MNRF District Offices • Local naturalist clubs	Studies confirming: • Presence of 5 or more active nests of Great Blue Heron or other listed species. • The habitat extends from the edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH. • Confirmation of active heronries are to be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells. • SWHMiST Index #5 provides development effects and mitigation measures.	Nesting sites belonging to colonially-nesting bird species (trees/shrubs) not observed throughout the study area limits.
Colonially-Nesting Bird Breeding Habitat (Ground) **Rationale:** Colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Herring Gull Great Black-backed Gull Little Gull Ring-billed Gull Common Tern Caspian Tern Brewer's Blackbird	Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1;50,000 NTS map). Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird) MAM1 – 6; MAS1 – 3;	• Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas. • Brewers Blackbird colonies are found loosely on the ground in low bushes in close proximity to streams and irrigation ditches within farmlands. Information Sources • Ontario Breeding Bird Atlas , rare/colonial species records. • Canadian Wildlife Service • Reports and other information available from CAs. • Natural Heritage Information Center (NHIC) Colonial Waterbird Nesting Area • MNRF District Offices	Studies confirming: • Presence of > 25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Tern. • Presence of 5 or more pairs for Brewer's Blackbird. • Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant. • The edge of the colony and a minimum 150m radius area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH. • Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird	Not a rocky island/peninsula, on a lake/large river, or within farmland. The study area is not expected to serve as colonially-nesting bird breeding habitat (ground).

		CUM CUT CUS	• Field Naturalist clubs	Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #6 provides development effects and mitigation measures.	
Migratory Butterfly Stopover Areas **Rationale:** Butterfly stopover areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter.	Painted Lady Red Admiral Special Concern Monarch	Combination of ELC Community Series; need to have present one Community Series from each land class: Field: CUM CUT CUS Forest: FOC FOD FOM CUP Anecdotally, a candidate site for butterfly stopover will have a history of butterflies being observed.	A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present, and will be located within 5 km of Lake Ontario. • The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south. • The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat. • Staging areas usually provide protection from the elements and are often spits of land or areas with the shortest distance to cross the Great Lakes. Information Sources • OMNRF (NHIC) • Agriculture Canada in Ottawa may have list of butterfly experts. • Field Naturalist Clubs • Toronto Entomologists Association • Conservation Authorities	Studies confirm: • The presence of Monarch Use Days (MUD) during fall migration (Aug/Oct). MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. Numbers of butterflies can range from 100-500/day, significant variation can occur between years and multiple years of sampling should occur. • Observational studies are to be completed and need to be done frequently during the migration period to estimate MUD. • MUD of >5000 **or** >3000 with the presence of Painted Ladies or Red Admiral's is to be considered significant. • SWHMiST Index #16 provides development effects and mitigation measures.	Study area not located within 5km of Lake Ontario.
Landbird Migratory Stopover Areas **Rationale:** Sites with a high diversity of species as well as high numbers are most significant.	All migratory songbirds. Canadian Wildlife Service Ontario website. All migratory songbirds. Canadian Wildlife Service Ontario website:	All Ecosites associated with these ELC Community Series; FOC FOM FOD SWC SWM SWD	Woodlots need to be >10 ha in size and within 5 km of Lake Ontario. • If multiple woodlands are located along the shoreline those Woodlands <2km from Lake Ontario are more significant. • Sites have a variety of habitats; forest, grassland and wetland complexes. • The largest sites are more significant. • Woodlots and forest fragments are important habitats to migrating birds, these features located along the shore and located within 5km of Lake Ontario are Candidate SWH . Information Sources • Bird Studies Canada • Ontario Nature • Local birders and naturalist club • Ontario Important Bird Areas (IBA) Program	Studies confirm: • Use of the habitat by >200 birds/day and with >35 spp with at least 10 bird spp. recorded on at least 5 different survey dates. This abundance and diversity of migrant bird species is considered above average and significant. • Studies should be completed during spring (Apr./May) and fall (Aug/Oct) migration using standardized assessment techniques. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #9 provides development effects.	Study area not located within 5km of Lake Ontario.
Deer Yarding Areas **Rationale:** Winter habitat for deer is considered to be the main limiting factor for northern deer populations. In winter, deer congregate in "yards" to survive severe winter conditions. Deer yards typically have a long	White-tailed Deer	Note: OMNRF to determine this habitat. ELC Community Series providing a thermal cover component for a deer yard would include; FOM, FOC, SWM and SWC. Or these ELC Ecosites; CUP2 CUP3 FOD3 CUT	• Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20 cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30 cm snow depth. In mild winters, deer may remain in the Stratum II area the entire	No Studies Required: • Snow depth and temperature are the greatest influence on deer use of winter yards. Snow depths > 40cm for more than 60 days in a typically winter are minimum criteria for a deer yard to be considered as SWH. • Deer Yards are mapped by OMNRF District offices. Locations of Core or Stratum 1 and Stratum 2 Deer yards considered significant by OMNRF will be available at local MNRF offices or via Land Information Ontario (LIO). • Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II	A small portion of the property has been mapped as Deer Wintering (Stratum 2) according to the province. The lands surrounding the Stratum I (i.e. core woodland areas) are where deer can be found during milder winters and can be important to its function in the form of feeding areas. When snow depths are light, deer will often move to agricultural fields to feed on waste corn and grain (Allan *et al*. ,2005).

history of annual use by deer, yards typically represent 10-15% of an areas summer range.			winter. • The Core of a deer yard (Stratum I) is located within the Stratum II area and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%. • OMNRF determines deer yards following methods outlined in “Selected Wildlife and Habitat Features: Inventory Manual". • Woodlots with high densities of deer due to artificial feeding are not significant.	yard in an "average" winter. MNRF will complete these field investigations. • If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST Index #2 provides development effects and mitigation measures.	
Deer Winter Congregation Areas **<u>Rationale:</u>** Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions.	White-tailed Deer	All Forested Ecosites with these ELC Community Series; FOC FOM FOD SWC SWM SWD Conifer plantations much smaller than 50 ha may also be used.	• Woodlots will typically be >100 ha in size. Woodlots <100ha may be considered as significant based on MNRF studies or assessment. • Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands . • If deer are constrained by snow depth refer to the Deer Yarding Area habitat within Table 1.1 of this Schedule. • Large woodlots > 100ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha. • Woodlots with high densities of deer due to artificial feeding are not significant. <u>Information Sources</u> • MNRF District Offices • LIO/NRVIS	Studies confirm: • Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF. • Use of the woodlot by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNRF. • Studies should be completed during winter (Jan/Feb) when >20cm of snow is on the ground using aerial survey techniques, ground or road surveys. or a pellet count deer density survey. • If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST Index #2 provides development effects and mitigation measures.	Geographically, not located within a region where this SWH function occurs. See Deer Yarding Areas above.

<u>Rare Vegetation Communities</u>

Rare Vegetation Community	Candidate SWH			Confirmed SWH	Assessment
	ELC Ecosite Code	Habitat Description	Detailed Information and Sources	Defining Criteria	
Cliffs and Talus Slopes **<u>Rationale:</u>** Cliffs and Talus Slopes are extremely rare habitats in Ontario.	Any ELC Ecosite within Community Series: TAO TAS TAT CLO CLS CLT	A Cliff is vertical to near vertical bedrock >3m in height. A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris.	Most cliff and talus slopes occur along the Niagara Escarpment. <u>Information Sources</u> • The Niagara Escarpment Commission has detailed information on location of these habitats. • OMNRF District • Natural Heritage Information Center (NHIC) has location information available on their website • Field Naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Cliffs or Talus Slopes • SWHMiST Index #21 provides development effects and mitigation measures.	No cliffs or talus slopes.
Sand Barren **<u>Rationale;</u>** Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have	ELC Ecosites: SBO1 SBS1 SBT1 Vegetation cover varies from patchy and barren to	Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and	A sand barren area >0.5ha in size. <u>Information Sources</u> • MNRF Districts • Natural Heritage Information Center (NHIC) has location information available on their website. • Field Naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Sand Barrens • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.) • SWHMiST Index #20 provides development effects and mitigation measures.	No sand barren.

Rare Vegetation Community	Candidate SWH			Confirmed SWH	Assessment
	ELC Ecosite Code	Habitat Description	Detailed Information and Sources	Defining Criteria	
been lost due to cottage development and forestry	continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always ≤ 60%.	barren to tree covered, but less than 60%.			
Alvar **Rationale;** Alvars are extremely rare habitats in Ecoregion 6E. Most alvars in Ontario are in Ecoregions 6E and 7E. Alvars in 6E are small and highly localized just north of the Palaeozoic-Precambrian contact.	ALO1 ALS1 ALT1 FOC1 FOC2 CUM2 CUS2 CUT2-1 CUW2 **Five Alvar Species:** 1) *Carex crawei* 2) *Panicum philadelphicum* 3) *Eleocharis compressa* 4) *Scutellaria parvula* 5) *Trichostema brachiatum* These indicator species are very specific to Alvars within Ecoregion 6E.	An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars is complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plants. Undisturbed alvars can be phyto- and zoogeographically diverse, supporting many uncommon or are relict plant and animal species. Vegetation cover varies from patchy to barren with a less than 60% tree cover.	An Alvar site > 0.5 ha in size. Information Sources • Alvars of Ontario (2000), Federation of Ontario Naturalists. • Ontario Nature – Conserving Great Lakes Alvars. • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field Naturalist clubs • Conservation Authorities	• Field studies that identify four of the five **Alvar Indicator Species** at a Candidate Alvar site is Significant. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). • The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses. • SWHMiST Index #17 provides development effects and mitigation measures.	No alvar.
Old Growth Forest **Rationale;** Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species.	Forest Community Series: FOD FOC FOM SWD SWC SWM	Old Growth forests are characterized by heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Woodland areas 30 ha or greater in size or with at least 10 ha interior habitat assuming 100 m buffer at edge of forest. Information Sources • OMNRF Forest Resource Inventory mapping • OMNRF Districts. • Field Naturalist clubs • Conservation Authorities • Sustainable Forestry Licence (SFL) companies will possibly know locations through field operations. • Municipal forestry departments	Field Studies will determine: • If dominant trees species are >140 years old, then the area containing these trees is Significant Wildlife Habitat. • The forested area containing the old growth characteristics will have experienced no recognizable forestry activities (cut stumps will not be present). • The area of forest ecosites combined or an eco-element within an ecosite that contains the old growth characteristics is the SWH. • Determine ELC vegetation types for the forest area containing the old growth characteristics. • SWHMiST Index #23 provides development effects and mitigation measures.	No old growth forest.
Savannah **Rationale:** Savannahs are extremely rare habitats in Ontario.	TPS1 TPS2 TPW1 TPW2 CUS2	A Savannah is a tallgrass prairie habitat that has tree cover between 25 – 60%.	No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH. Information Sources • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field Naturalist clubs • Conservation Authorities	Field studies confirm one or more of the Savannah indicator species listed in Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used. • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). • SWHMiST Index #18 provides development effects and mitigation measures.	No savannah.
Tallgrass Prairie	TPO1 TPO2	A Tallgrass Prairie has ground cover dominated by prairie grasses. An	No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not	Field studies confirm one or more of the Prairie indicator species listed in Appendix N should be present. Note:	No tallgrass prairie.

Rare Vegetation Community	Candidate SWH			Confirmed SWH	Assessment
	ELC Ecosite Code	Habitat Description	Detailed Information and Sources	Defining Criteria	
Rationale: Tallgrass Prairies are extremely rare habitats in Ontario.		open Tallgrass Prairie habitat has < 25% tree cover.	considered to be SWH. Information Sources • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field Naturalist clubs • Conservation Authorities	Prairie plant spp. list from Ecoregion 6E should be used. • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.). • SWHMiST Index #19 provides development effects and mitigation measures.	
Other Rare Vegetation Communities **Rationale:** Plant communities that often contain rare species which depend on the habitat for survival.	Provincially Rare S1, S2 and S3 vegetation communities are listed in Appendix M of the SWHTG. Any ELC Ecosite Code that has a possible ELC Vegetation Type that is Provincially Rare is Candidate SWH.	Rare Vegetation Communities may include beaches, fens, forest, marsh, barrens, dunes and swamps.	ELC Ecosite codes that have the potential to be a rare ELC Vegetation Type as outlined in appendix M The OMNRF/NHIC will have up to date listing for rare vegetation communities. Information Sources • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field Naturalist clubs • Conservation Authorities	Field studies should confirm if an ELC Vegetation Type is a rare vegetation community based on listing within Appendix M of SWHTG. • Area of the ELC Vegetation Type polygon is the SWH. • SWHMiST Index #37 provides development effects and mitigation measures.	No rare vegetation communities.

Specialized Habitat for Wildlife

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Waterfowl Nesting Area **Rationale;** Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant.	American Black Duck Northern Pintail Northern Shoveler Gadwall Blue-winged Teal Green-winged Teal Wood Duck Hooded Merganser Mallard	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SWT1 SWT2 SWD1 SWD2 SWD3 SWD4 **Note: includes adjacency to Provincially Significant Wetlands**	A waterfowl nesting area extends 120 m from a wetland (> 0.5 ha) or a wetland (>0.5ha) and any small wetlands (0.5ha) within 120m or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur. • Upland areas should be at least 120 m wide so that predators such as racoons, skunks, and foxes have difficulty finding nests. • Wood Ducks and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites. Information Sources • Ducks Unlimited staff may know the locations of particularly productive nesting sites. • OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat. • Reports and other information available from Conservation Authorities.	Studies confirmed: • Presence of 3 or more nesting pairs for listed species excluding Mallards, or; • Presence of 10 or more nesting pairs for listed species including Mallards. • Any active nesting site of an American Black Duck is considered significant. • Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120 m from the wetland and will provide enough habitat for waterfowl to successfully nest. • SWHMiST Index #25 provides development effects and mitigation measures.	Potential Waterfowl Nesting Areas were not identified during the field investigation as there are no upland habitat areas (adjacent to wetland) that meet the habitat criteria.

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat **Rationale;** Nest sites are fairly uncommon in Eco-region 6E and are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat.	Osprey **Special Concern** Bald Eagle	ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM and SWC directly adjacent to riparian areas – rivers, lakes, ponds and wetlands	Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. • Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree's canopy. • Nests located on man-made objects are not to be included as SWH (*e.g.* telephone poles and constructed nesting platforms). Information Sources • Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario. • MNRF values information (LIO/NRVIS) will list known nesting locations. Note: data from NRVIS is provided as a point and does not represent all the habitat. • Nature Counts, Ontario Nest Records Scheme data. • OMNRF Districts • Check the Ontario Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented • Reports and other information available from Conservation Authorities. • Field Naturalists clubs	Studies confirm the use of these nests by: • One or more active Osprey or Bald Eagle nests in an area. • Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH. • For an Osprey, the active nest and a 300 m radius around the nest or the contiguous woodland stand is the SWH, maintaining undisturbed shorelines with large trees within this area is important. • For a Bald Eagle the active nest and a 400-800 m radius around the nest is the SWH. Area of the habitat from 400-800m is dependent on site lines from the nest to the development and inclusion of perching and foraging habitat. • To be significant a site must be used annually. When found inactive, the site must be known to be inactive for > 3 years or suspected of not being used for >5 years before being considered not significant. • Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid March to mid August. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects". • SWHMiST Index #26 provides development effects and mitigation measures.	No Bald Eagles, Ospreys, or nesting site for either species observed throughout field investigation. Suitable habitats such as lakes, ponds, rivers are not present within the study area.
Woodland Raptor Nesting Habitat **Rationale:** Nests sites for these species are rarely identified; these area sensitive habitats and are often used annually by these species.	Northern Goshawk Cooper's Hawk Sharp-shinned Hawk Red-shouldered Hawk Barred Owl Broad-winged Hawk	May be found in all forested ELC Ecosites. May also be found in SWC, SWM, SWD and CUP3	All natural or conifer plantation woodland/forest stands >30ha with >10ha of interior habitat. Interior habitat determined with a 200m buffer • Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Coopers Hawk nest along forest edges sometimes on peninsulas or small off-shore islands. • In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest. Information Sources • OMNRF Districts. • Check the Ontario Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented. • Check data from Bird Studies Canada. • Reports and other information available from Conservation Authorities.	Studies confirm: • Presence of 1 or more active nests from species list is considered significant. • Red-shouldered Hawk and Northern Goshawk – A 400m radius around the nest or 28 ha area of habitat is the SWH . (The 28 ha habitat area would be applied where optimal habitat is irregularly shaped around the nest). • Barred Owl – A 200m radius around the nest is the SWH. • Broad-winged Hawk and Coopers Hawk– A 100m radius around the nest is the SWH. • Sharp-Shinned Hawk – A 50m radius around the nest is the SWH. • Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial. (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area. • SWHMiST Index #27 provides development effects and mitigation measures.	**Adjacent woodland areas have potential to provide function as woodland raptor nesting habitat.** **Further consideration presented in main text.**
Turtle Nesting Areas **Rationale;** These habitats are rare and when identified will often be the only breeding site for local populations of turtles.	Midland Painted Turtle Special Concern Species Northern Map Turtle Snapping Turtle	Exposed mineral soil (sand or gravel) areas adjacent (<100m) or within the following ELC Ecosites: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 BOO1 FEO1	• Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. • For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. • Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used. Information Sources	Studies confirm: • Presence of 5 or more nesting Midland Painted Turtles. • One or more Northern Map Turtle or Snapping Turtle nesting is a SWH. • The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependant on slope, riparian vegetation and adjacent land use is the SWH. • Travel routes from wetland to nesting area are to be considered within the SWH as part of the 30-100m area of habitat. • Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method.	The study area does not feature potential Turtle Nesting Areas due to the lack of suitable wetland habitat in conjunction with the lack of sand and gravel that would allow turtles to excavate nesting sites. The property is not expected to provide function for Turtle Nesting Areas. Through air photo interpretation, there were no obvious nesting areas on adjacent lands.

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
			• Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels). • Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them. • Natural Heritage Information Center (NHIC) • Field Naturalist clubs	• SWHMiST Index #28 provides development effects and mitigation measures for turtle nesting habitat.	
Seeps and Springs **Rationale;** Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams.	Wild Turkey Ruffed Grouse Spruce Grouse White-tailed Deer Salamander spp.	Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system. • Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species. Information Sources • Topographical Map • Thermography • Hydrological surveys conducted by Conservation Authorities and MOE. • Field Naturalists clubs and landowners. • Municipalities and Conservation Authorities may have drainage maps and headwater areas mapped.	Field Studies confirm: • Presence of a site with 2 or more seeps/springs should be considered SWH. • The area of a ELC forest ecosite or an ecoelement within ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat. • SWHMiST Index #30 provides development effects and mitigation measures.	No seeps or springs observed.
Amphibian Breeding Habitat (Woodland). **Rationale:** These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Wood Frog	All Ecosites associated with these ELC Community Series; FOC FOM FOD SWC SWM SWD Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians.	• Presence of a wetland, pond or woodland pool (including vernal pools) >500m^2 (about 25m diameter) within or adjacent (within 120m) to a woodland (no minimum size). Some small wetlands may not be mapped and may be important breeding pools for amphibians. • Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat. Information Sources • Ontario Herpetofaunal Summary Atlas (or other similar atlases) for records. • Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property. • OMNRF District • OMNRF wetland evaluations • Field Naturalist clubs • Canadian Wildlife Service • Amphibian Road Call Survey • Ontario Vernal Pool Association: http://www.ontariovernalpools.org	Studies confirm; • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or eggs masses) or 2 or more of the listed frog species with Call Level Codes of 3. • A combination of observational study and call count surveys will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands. • The habitat is the wetland area plus a 230m radius of woodland area. If a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is to be included in the habitat. • SWHMiST Index #14 provides development effects and mitigation measures.	**Dedicated amphibian breeding surveys were not completed as a component of the field investigation. Candidate Amphibian Breeding Habitat (Woodlands) is treated as present for the Minesing Swamp Complex located to the south of the property.** **Further consideration in main text.**
Amphibian Breeding Habitat (Wetlands) **Rationale;** Wetlands supporting breeding for these	Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Treefrog	ELC Community Classes SW, MA, FE, BO, OA and SA. Typically these wetland ecosites will be isolated (>120m) from woodland	• Wetlands>500m^2 (about 25m diameter), supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats. • Presence of shrubs and logs increase significance of pond for some amphibian species because of available	Studies confirm: • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog/toad species with at least 20 individuals (adults or eggs masses) or 2 or more of the listed frog/toad species with Call Level Codes of 3. **or;** Wetland with confirmed breeding Bullfrogs are significant. • The ELC ecosite wetland area and the shoreline are the SWH.	Wetlands within the study area are not isolated from woodland ecosites, and thus SWH is treated as Amphibian Breeding Habitat (Woodland) and considered above.

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
amphibian species are extremely important and fairly rare within Central Ontario landscapes.	Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	ecosites, however larger wetlands containing predominantly aquatic species (*e.g.* Bull Frog) may be adjacent to woodlands.	structure for calling, foraging, escape and concealment from predators. • Bullfrogs require permanent water bodies with abundant emergent vegetation. <u>Information Sources</u> • Ontario Herpetofaunal Summary Atlas (or other similar atlases) • Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count. • OMNRF Districts and wetland evaluations • Reports and other information available from Conservation Authorities	• A combination of observational study and call count surveys will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands. • If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST Index #15 provides development effects and mitigation measures.	
Woodland Area-Sensitive Bird Breeding Habitat **<u>Rationale:</u>** Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds.	Yellow-bellied Sapsucker Red-breasted Nuthatch Veery Blue-headed Vireo Northern Parula Black-throated Green Warbler Blackburnian Warbler Black-throated Blue Warbler Ovenbird Scarlet Tanager Winter Wren **Special Concern:** Cerulean Warbler Canada Warbler	All Ecosites associated with these ELC Community Series; FOC FOM FOD SWC SWM SWD	Habitats where interior forest breeding birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha. • Interior forest habitat is at least 200 m from forest edge habitat. <u>Information Sources</u> • Local bird clubs. • Canadian Wildlife Service (CWS) for the location of forest bird monitoring. • Bird Studies Canada conducted a 3-year study of 287 woodlands to determine the effects of forest fragmentation on forest birds and to determine what forests were of greatest value to interior species. • Reports and other information available from Conservation Authorities.	Studies confirm: • Presence of nesting or breeding pairs of 3 or more of the listed wildlife species. • Note: any site with breeding Cerulean Warblers or Canada Warblers is to be considered SWH. • Conduct field investigations in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”. • SWHMiST Index #34 provides development effects and mitigation measures.	**Adjacent woodlands could contribute to area-sensitive breeding bird habitat as they are part of a much large contiguous block of woodland.** **Further consideration presented in main text.**

<u>1.3 Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)</u>

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Marsh Breeding Bird Habitat **<u>Rationale;</u>** Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes.	American Bittern Virginia Rail Sora Common Moorhen American Coot Pied-billed Grebe Marsh Wren Sedge Wren Common Loon Sandhill Crane Green Heron Trumpeter Swan **Special Concern:** Black Tern	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SAS1 SAM1 SAF1 FEO1 BOO1 For Green Heron: All SW, MA and CUM1 sites.	• Nesting occurs in wetlands. • All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present. • For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water. <u>Information Sources</u> • OMNRF District and wetland evaluations. • Field Naturalist clubs • Natural Heritage Information Center (NHIC) Records. • Reports and other information available from Conservation Authorities. • Ontario Breeding Bird Atlas	Studies confirm: • Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes; **or** breeding by any combination of 5 or more of the listed species. • Note: any wetland with breeding of 1 or more Black Terns, Trumpeter Swan, Green Heron or Yellow Rail is SWH. • Area of the ELC ecosite is the SWH. • Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”. • SWHMiST Index #35 provides development effects and mitigation measures.	**Minesing Swamp Complex PSW has potential to provide function as marsh breeding bird habitat.** **Further consideration presented in main text.**

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
	Yellow Rail				
Open Country Bird Breeding Habitat Sources Defining Criteria **Rationale;** This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.	Upland Sandpiper Grasshopper Sparrow Vesper Sparrow Northern Harrier Savannah Sparrow **Special Concern** Short-eared Owl	CUM1 CUM2	Large grassland areas (includes natural and cultural fields and meadows) >30 ha. • Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years). • Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older. • The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species. Information Sources • Agricultural land classification maps, Ministry of Agriculture. • Local bird clubs. • Ontario Breeding Bird Atlas • Reports and other information available from Conservation Authorities.	Field Studies confirm: • Presence of nesting or breeding of 2 or more of the listed species. • A field with 1 or more breeding Short-eared Owls is to be considered SWH. • The area of SWH is the contiguous ELC ecosite field areas. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”. • SWHMiST Index #32 provides development effects and mitigation measures.	No large grassland areas >30 ha present within the study area. Property in conjunction with the adjacent abutting residential property are maintained. Agricultural lands within the study area are actively cultivated. Therefore; there are no large grassland areas that could provide this potential SWH function.
Shrub/Early Successional Bird Breeding Habitat **Rationale;** This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records.	Indicator Spp: Brown Thrasher Clay-coloured Sparrow Common Spp. Field Sparrow Black-billed Cuckoo Eastern Towhee Willow Flycatcher **Special Concern:** Yellow-breasted Chat Golden-winged Warbler	CUT1 CUT2 CUS1 CUS2 CUW1 CUW2 Patches of shrub ecosites can be complexed into a larger habitat for some bird species	Large field areas succeeding to shrub and thicket habitats>10ha in size. • Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (*i.e*. no row-cropping, haying or live-stock pasturing in the last 5 years). • Shrub thicket habitats (>10 ha) are most likely to support and sustain a diversity of these species. • Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands. Information Sources • Agricultural land classification maps, Ministry of Agriculture. • Local bird clubs • Ontario Breeding Bird Atlas • Reports and other information available from Conservation Authorities.	Field Studies confirm: • Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common species. • A habitat with breeding Yellow-breasted Chat or Golden-winged Warbler is to be considered as Significant Wildlife Habitat. • The area of the SWH is the contiguous ELC ecosite field/thicket area. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”. • SWHMiST Index #33 provides development effects and mitigation measures.	No large field areas succeeding to shrub and thicket habitats.
Terrestrial Crayfish **Rationale:** Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare.	Chimney or Digger Crayfish; (*Fallicambarus fodiens*) Devil Crayfish or Meadow Crayfish; (*Cambarus Diogenes*)	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 MAS1 MAS2 MAS3 SWD SWT SWM CUM1 with inclusions of above meadow marsh or swamp ecosites can be used by terrestrial crayfish.	Wet meadow and edges of shallow marshes (no minimum size) should be surveyed for terrestrial crayfish. • Constructs burrows in marshes, mudflats, meadows, the ground can’t be too moist. Can often be found far from water. • Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually the soil is not too moist so that the tunnel is well formed. Information Sources • Information sources from “Conservation Status of Freshwater Crayfishes” by Dr. Premek Hamr for the WWF and CNF March 1998.	Studies Confirm: • Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable meadow marsh, swamp or moist terrestrial sites. • Area of ELC ecosite or an ecoelement area of meadow marsh or swamp within the larger ecosite area is the SWH. • Surveys should be done April to August in temporary or permanent water. Note the presence of burrows or chimneys are often the only indicator of presence, observance or collection of individuals is very difficult. • SWHMiST Index #36 provides development effects and mitigation measures.	**Wet meadow edges and shallow marshes not present within the property. Terrestrial Crayfish could be associated with the adjacent wetland areas.** **Further consideration presented in main text.**

Table 2: Significant Wildlife Habitat Assessment (Significant Wildlife Habitat Criteria Schedule for Ecoregion 6E

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Special Concern and Rare Wildlife Species **Rationale:** These species are quite rare or have experienced significant population declines in Ontario.	All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. Lists of these species are tracked by the Natural Heritage Information Centre.	All plant and animal element occurrences (EO) within a 1 or 10km grid. Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy.	When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites Information Sources • Natural Heritage Information Centre (NHIC) will have Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data. • NHIC Website "Get Information" : http://nhic.mnr.gov.on.ca • Ontario Breeding Bird Atlas • Expert advice should be sought as many of the rare spp. have little information available about their requirements.	Studies Confirm: • Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable. • The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. The habitat needs be easily mapped and cover an important life stage component for a species *e.g.* specific nesting habitat or foraging habitat. • SWHMiST Index #37 provides development effects and mitigation measures.	**The following species provincially designated as Special Concern are treated as present as a result of an assessment of potential habitat based on the site visit in conjunction with a review of aerial photography:** **Snapping Turtle, Eastern Ribbonsnake, Canada Warbler, Eastern Wood-pewee and Wood Thrush** **Further consideration presented in main text.**

Animal Movement Corridors

Wildlife Habitat	Wildlife Species	Candidate SHW		Confirmed SWH	Assessment
		ELC Ecosite	Habitat Criteria and Information Sources	Defining Criteria	
Amphibian Movement Corridors **Rationale;** Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.	Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Treefrog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	Corridors may be found in all ecosites associated with water. • Corridors will be determined based on identifying the significant breeding habitat for these species in Table 1.1	Movement corridors between breeding habitat and summer habitat. • Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Table 1.2.2 (**Amphibian Breeding Habitat –Wetland)** of this Schedule. Information Sources • MNRF District Office • Natural Heritage Information Center (NHIC) • Reports and other information available from Conservation Authorities. • Field Naturalist Clubs	• Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites. • Corridors should consist of native vegetation, with several layers of vegetation. • Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant. • Corridors should have at least 15m of vegetation on both sides of waterway or be up to 200m wide of woodland habitat and with gaps <20m. • Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat. • SWHMiST Index #40 provides development effects and mitigation measures.	Amphibian Breeding Habitat-wetland has not been identified within the study area, thus amphibian movements corridors are not considered as part of this assessment.
Deer Movement Corridors **Rationale:** Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling.	White-tailed Deer	Corridors may be found in all forested ecosites. A Project Proposal in Stratum II Deer Wintering Area has potential to contain corridors.	Movement corridor must be determined when **Deer Wintering Habitat** is confirmed as SWH from Table 1.1 of this schedule. • A deer wintering habitat identified by the OMNRF as SWH in Table 1.1 of this Schedule will have corridors that the deer use during fall migration and spring dispersion. • Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). Information Sources • MNRF District Office • Natural Heritage Information Center (NHIC). • Reports and other information available from Conservation Authorities. • Field Naturalist Clubs	• Studies must be conducted at the time of year when deer are migrating or moving to and from winter concentration areas. • Corridors that lead to a deer wintering habitat should be unbroken by roads and residential areas. • Corridors should be at least 200m wide with gaps <20m and if following riparian area with at least 15m of vegetation on both sides of waterway. • Shorter corridors are more significant than longer corridors. • SWHMiST Index #39 provides development effects and mitigation measures.	There is no corridor at least 200m wide with gaps <20m linking cervid habitat within the study area. No suitable Cervid Movement Corridor habitat present within the study area.

Exceptions for Ecoregion 6E

EcoDistrict	Wildlife Habitat and Species	Candidate			Confirmed SWH	Assessment
		Ecosites	Habitat Description	Habitat Criteria and Information	Defining Criteria	
6E-14 **Rationale:** The Bruce Peninsula has an isolated and distinct population of black bears. Maintenance of large woodland tracts with mast-producing tree species is important for bears.	**Mast Producing Areas** Black Bear	All Forested habitat represented by ELC Community Series: FOM FOD	• Black bears require forested habitat that provides cover, winter hibernation sites, and mast-producing tree species. • Forested habitats need to be large enough to provide cover and protection for black bears.	Woodland ecosites >30ha with mast-producing tree species, either soft (cherry) or hard (oak and beech). Information Sources Important forest habitat for black bears may be identified by OMNRF.	All woodlands > 30ha with a 50%composition of these ELC Vegetation Types are considered significant: FOM1-1 FOM2-1 FOM3-1 FOD1-1 FOD1-2 FOD2-1 FOD2-2 FOD2-3 FOD2-4 FOD4-1 FOD5-2 FOD5-3 FOD5-7 FOD6-5 SWHMiST Index #3 provides development effects and mitigation measures.	Not on Bruce Peninsula.
6E- 17 **Rationale:** Sharp-tailed grouse only occur on Manitoulin Island in Eco-region 6E, Leks are an important habitat to maintain their population	Lek Sharp-tailed Grouse	CUM CUS CUT	• The lek or dancing ground consists of bare, grassy or sparse shrubland. There is often a hill or rise in topography. • Leks are typically a grassy field/meadow >15ha with adjacent shrublands and >30ha with adjacent deciduous woodland. Conifer trees within 500m are not tolerated.	Grasslands (field/meadow) are to be >15ha when adjacent to shrubland and >30ha when adjacent to deciduous woodland. • Grasslands are to be undisturbed with low intensities of agriculture (light grazing or late haying) • Leks will be used annually if not destroyed by cultivation or invasion by woody plants or tree planting Information Sources • OMNRF district office • Bird watching clubs • Local landowners • Ontario Breeding Bird Atlas	Studies confirming lek habitat are to be completed from late March to June. • Any site confirmed with sharp-tailed grouse courtship activities is considered significant • The field/meadow ELC ecosites plus a 200 m radius area with shrub or deciduous woodland is the lek habitat • SWHMiST Index #32 provides development effects and mitigation measures	Not on Manitoulin Island.

APPENDICES

Appendix A: Municipal and Provincial Background Information
Appendix B: Agency Correspondence
Appendix C: Photographic Record
Appendix D: Concept Plan

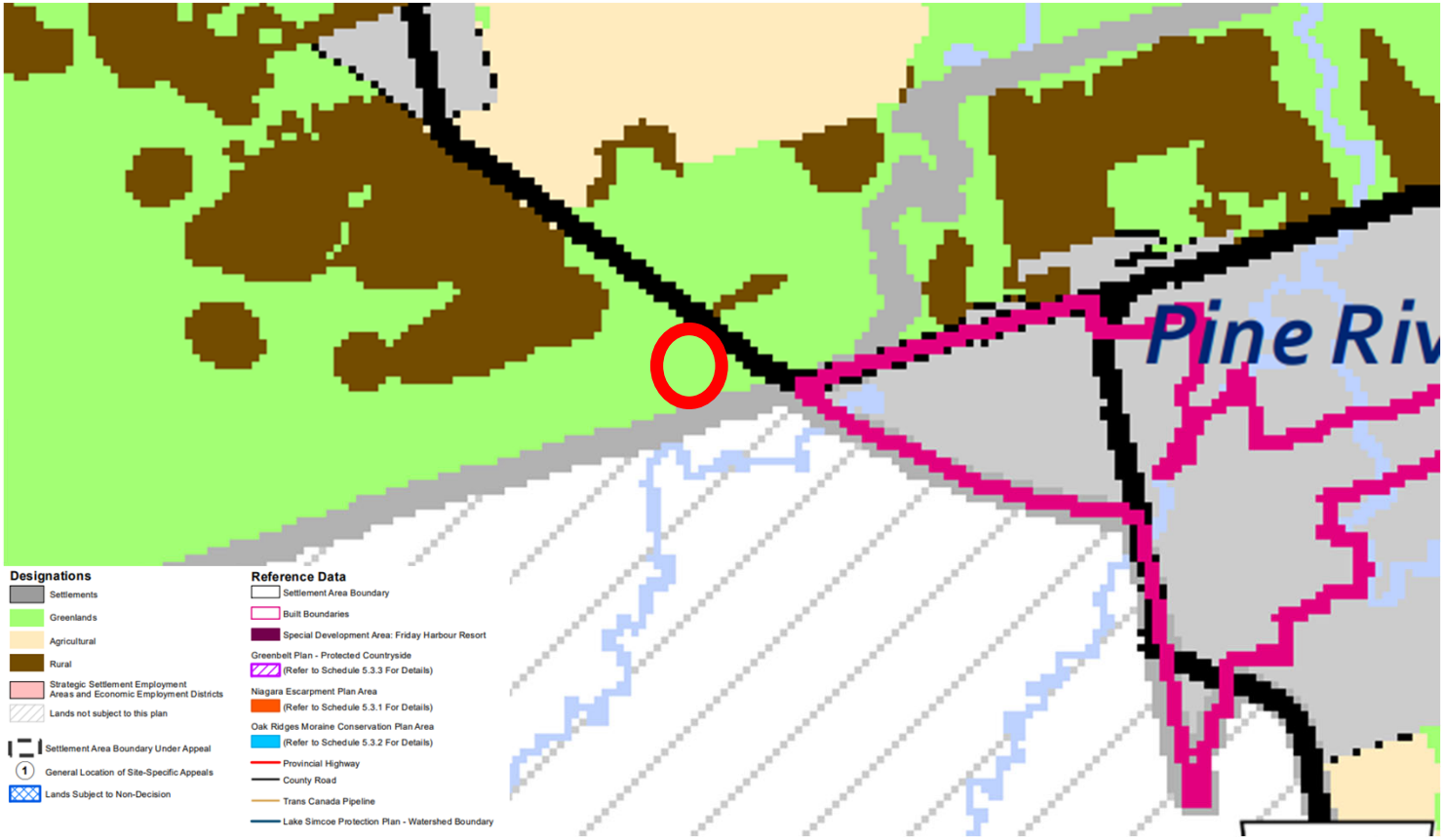
APPENDIX A

Municipal and Provincial Background Information

SCHEDULE 5.1

To the County of Simcoe Official Plan

LAND USE DESIGNATIONS



SCHEDULE 5.2.2

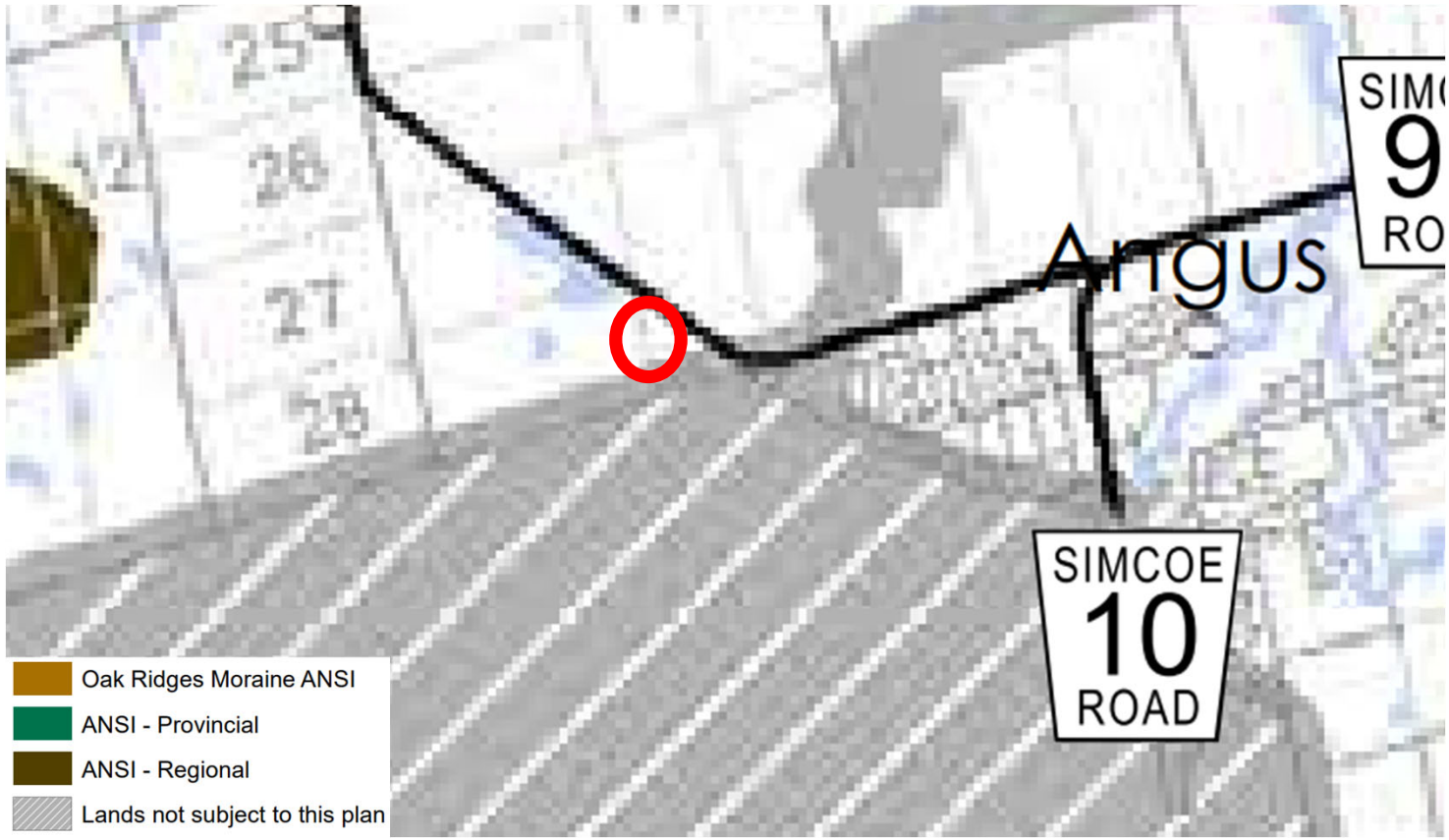
To the County of Simcoe Official Plan

STREAMS AND EVALUATED WETLANDS

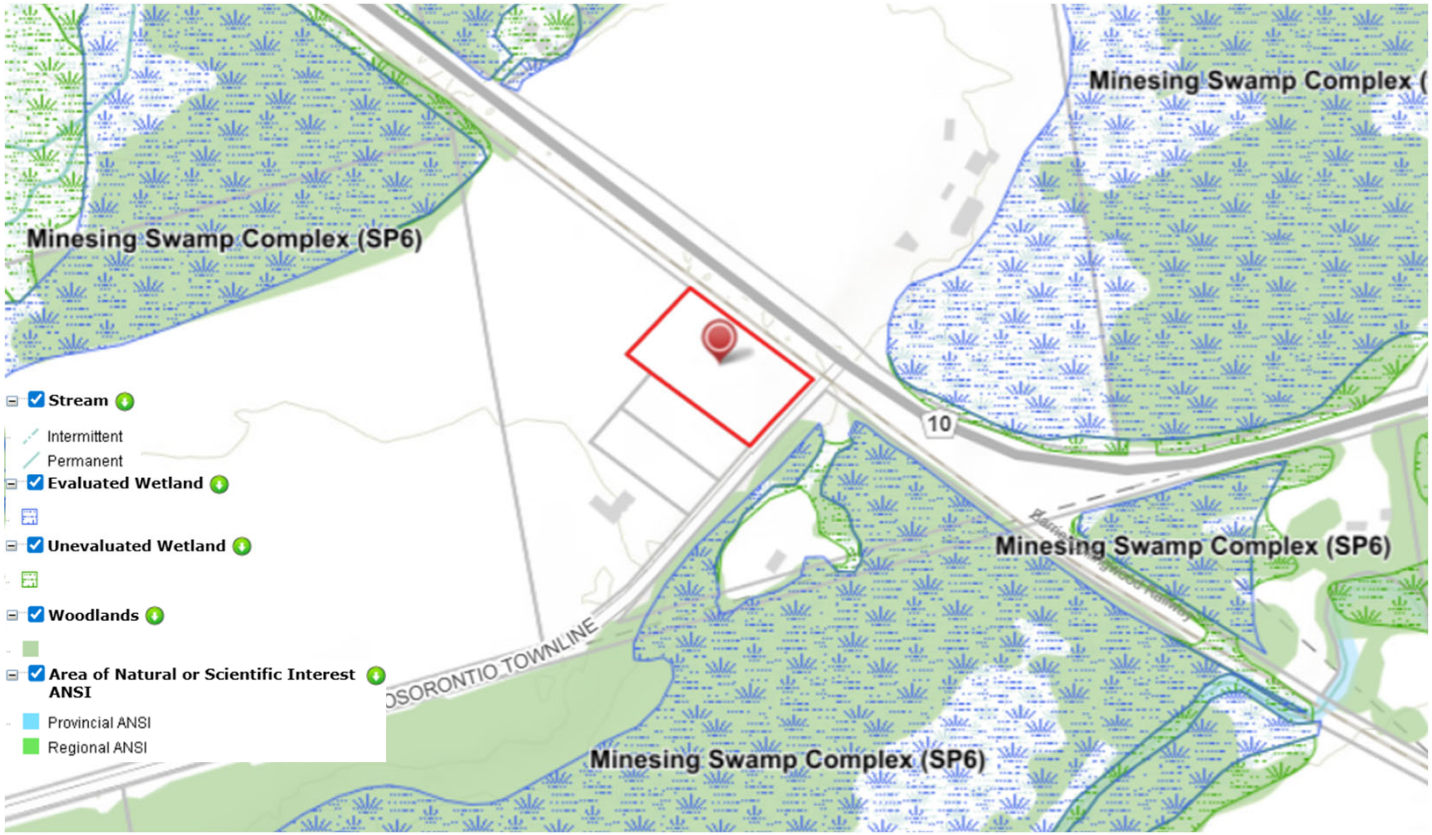
SCHEDULE 5.2.3

To the County of Simcoe Official Plan

AREAS OF NATURAL
AND SCIENTIFIC INTEREST

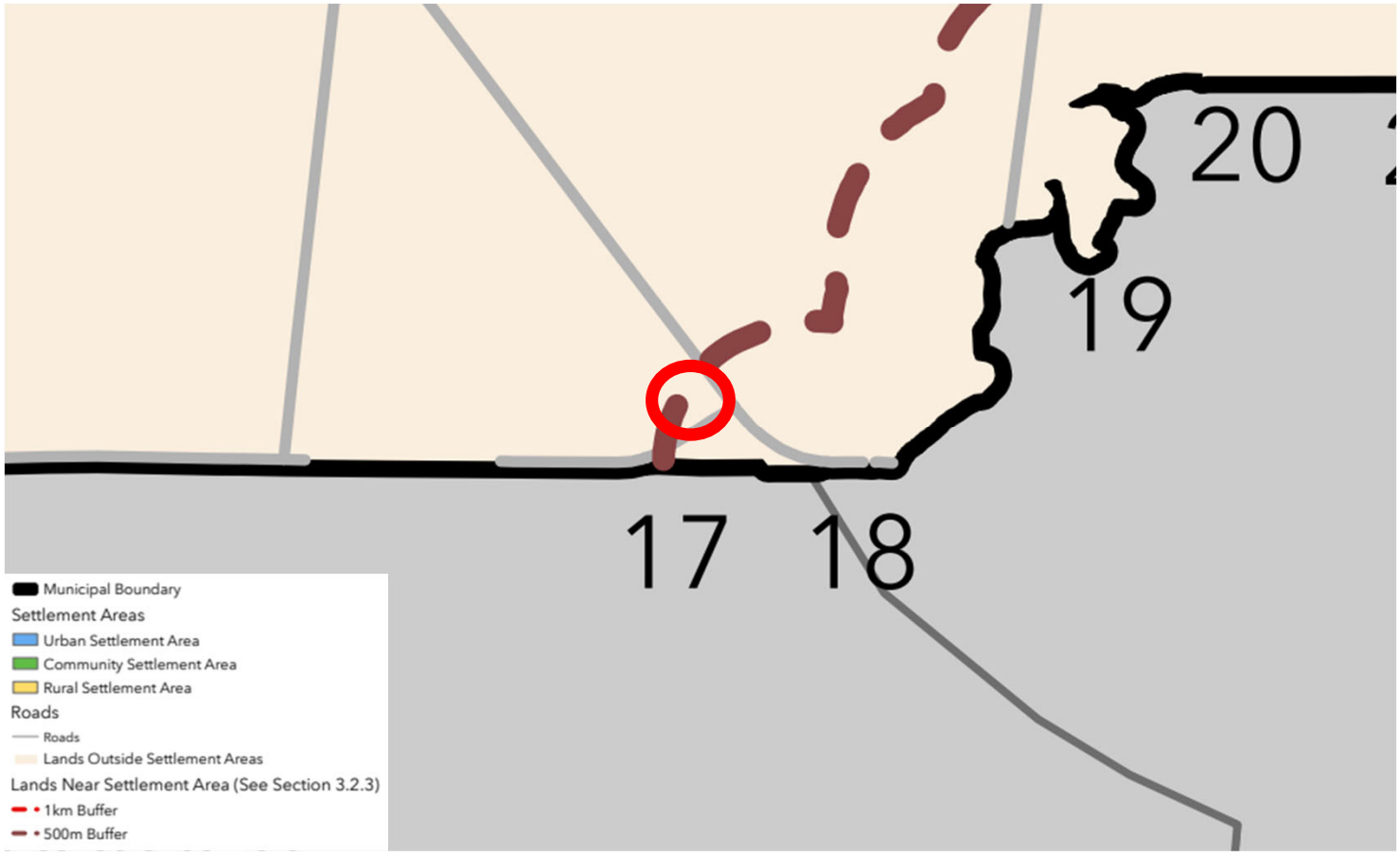


County of Simcoe Interactive Mapping



CLEARVIEW

SCHEDULE A
MUNICIPAL STRUCTURE



CLEARVIEW

SCHEDULE B
LAND USE PLAN

CLEARVIEW

SCHEDULE C
NATURAL HERITAGE SYSTEM

CLEARVIEW

SCHEDULE C-1
NATURAL HERITAGE SYSTEM
WETLANDS

CLEARVIEW

SCHEDULE C-2
NATURAL HERITAGE SYSTEM
WOODLANDS

Nottawasaga Valley Conservation Authority

Ontario

Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

4806 Sunnidale-Tosorontio Townline

Map created:3/18/2026

Notes:

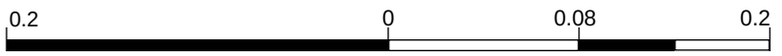
Natural Heritage Information Centre

Legend

- Assessment Parcel
- Ecoregion
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park

0.2 0 0.08 0.2 Kilometres

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



PRE-CONSULTATION RESPONSE

SCHEDULE 'A'

CLEARVIEW

Issue Summary & Completeness Requirements – 4806 Sunnidale-Tosorontio Townline

The following table outlines a high-level summary of the issues identified as part of your Pre-Consultation Review and the studies and plans that are required to accompany a formal Planning Act application as part of a complete submission. **Note that the formal review process may reveal the need for additional plans/studies**. Refer to the Township of Clearview Official Plan for more information about the studies/plans required herein. Please review the original staff and agency comments included in the Pre-consultation package. This summary only includes a selection of the most notable feedback and does not reiterate all applicable Township, upper-tier, and agency policy/regulations. Note that a formal application will not be accepted by the Township prior to approval/acceptance by the Township and appropriate approval authority of a Terms of Reference for every required submission item (plan, study, etc.).

	Issue	Studies/Plans Required for Completeness
A.	**Township of Clearview Official Plan (2024)**	
1.	The lands subject to the current pre-consultation application are known municipally as 4806 Sunnidale-Tosorontio Townline. The Township of Clearview Official Plan (2024) designates the lands as follows: ○ 'Greenland – Natural Heritage' The subject property is current vacant. It is understood that the applicant is proposing to rezone the property to the Rural (RU) zone to allow for the construction of a single detached dwelling.	The provisions of the Township's 2024 Official Plan are intended to be **read in their entirety** and should be considered for your formal application submission.
2.	In accordance with Section 3.2.1.1 of the Township OP, all new development outside of Settlement Areas shall comply	Complete **MDS I calculations** for the lands to be used for residential use.

	Issue	Studies/Plans Required for Completeness
	with the applicable minimum distance separation ("MDS") formulae.	

3.	**Section 4.9.2.2** - Any of the following may be permitted in the "Greenlands – Natural Heritage Area" designation through an amendment to the Zoning By-law, subject to the approval of an EIS:
	(c) single detached residential dwellings on lots created by consent, in accordance with all relevant provisions in this Official Plan
		A **Zoning By-law Amendment** application is required to facilitate the rezoning of the subject property; the following is requested as part of a complete application:
		• **Planning Justification Brief (PJB)** required in support of the proposed application shall address all applicable policies of the Township OP, including 'Greenland' designation policies.
		• **Conceptual Site Plan** identifying all proposed property boundaries, areas and dimensions dwelling, septic and well.
		• **Agricultural Impact Assessment Report** –
		  ○ Prepared by a certified agrologist or another qualified professional to ensure the proposed use will not have an adverse impact on agricultural operations in the surrounding area;
		  ○ Confirm the land is not within a prime agricultural area
		• **Environmental Impact Study**
		• **MDS I calculations**

4.	**Section 4.9.2.3.** - Residential dwelling units on lots that were approved prior to May 9, 2016 (being the approval date of Policy No. 3.8.15 in the SCOP), may be permitted in or adjacent to the "Greenlands – Natural Heritage Area" designation outside of Settlement Areas, provided that it has been demonstrated that the subject lands **are not within a prime agricultural area**.	
5.	**Section 4.9.2.4. -** The establishment of a single detached dwelling on an existing lot of record in the "Greenlands – Natural Heritage Area" designation shall only be permitted where the lot has frontage on a public road and is of sufficient size to accommodate the proposed dwelling without having a negative impact on natural heritage features or their functions.	
C.	**Zoning Conformity**	

PRE-CONSULTATION RESPONSE

SCHEDULE 'A'

CLEARVIEW

	Issue	Studies/Plans Required for Completeness

1.	The subject lands are zoned Institutional (IN) within the Township of Clearview Zoning By-law 06-54, as amended. The proposed residential use is not an 'as of right' permitted use.
	
	The applicant is applying to rezone the subject property to a Rural (RU) zone within the Township of Clearview Zoning By-law 06-54, as amended.
	
	This zone permits the following uses:
	• Conservation use;
	• Equestrian facility;
	• Farm help accommodation building;
	• Forestry and maple syrup production;
	• Passive recreation uses;
	• Plant nursery;
	• Produce farm or a livestock farm;
	• **Single-detached dwelling**
		The provisions of the Township of Clearview Zoning By-law are intended to be read in their entirety and can be found on the website at Township of Clearview Zoning By-law 06-54.
		
		A **Zoning By-law Amendment** application is required to facilitate the proposed rezoning of the subject property; the following is requested as part of a complete application:
		• **Planning Justification Brief (PJB)** required in support of the proposed application shall address all applicable policies of the Township OP, including 'Greenland' designation policies.
		• **Conceptual Site Plan** identifying all proposed property boundaries, areas and dimensions dwelling, septic and well.
		• **Agricultural Impact Assessment Report** –
		  ○ Prepared by a certified agrologist or another qualified professional to ensure the proposed use will not have an adverse impact on agricultural operations in the surrounding area;
		  ○ Confirm the land is not within a prime agricultural area
		• **Environmental Impact Study**
		• **MDS I calculations**

Zone Requirement	**Zone Standard (RU)**	4806 Sunnidale-Tosorontio Townline
Frontage	45 m	Approx. 90 m
Area	0.4 ha	Approx. 1.3 ha

	Issue	Studies/Plans Required for Completeness
2.	As part of staff's initial zoning analysis of the proposal, no specific zoning compliance issues were identified. However, to ensure compliance and as part of any formal application it is recommended that the applicant prepare a conceptual site plan describing the lands, as well as confirm the location, dimensions and setbacks of all buildings and/or structures, and locations for well and septic.	• **Conceptual Site Plan** identifying all proposed property boundaries, areas and dimensions dwelling, septic and well.

3.	The Township is in the process of creating a new Zoning By-law (2025). The subject lands are proposed to be in the Environmental Protection One Zone (EP1).
	
	Permitted use in the EP1 zone are Single Detached Dwellings, subject to the following:
	
	(b) Permitted on any Lot that actually and legally Existed on May 9, 2016 and only where the following is demonstrated to the satisfaction of the Township:
	
	i. The subject lands are not in a prime agricultural area;
	ii. The subject lands have frontage on a public road; and
	iii. The subject lands are of sufficient size to accommodate the proposed Dwelling without having negative impact on natural features or on their ecological functions.
		• **Conceptual Site Plan** identifying all proposed property boundaries, areas and dimensions dwelling, septic and well.
		• **Agricultural Impact Assessment Report** –
		  ○ Prepared by a certified agrologist or another qualified professional to ensure the proposed use will not have an adverse impact on agricultural operations in the surrounding area;
		  ○ Confirm the land is not within a prime agricultural area
		• **Environmental Impact Study**
		• **MDS I calculations**

D.	**Township Building Department**	
	Comments from Scott McLeod, CBO Based on our review the Building Department has no additional comments for proposed development as presented.	No action required.
E.	**Township Public Works Department**	
	Comments from Christine Taggart, Development Technologist Public Works engineering staff have reviewed the Pre-consultation application submission; we have no comments or concerns with the proposed rezoning to permit the construction of a residential dwelling.	No action required.
F.	**Enbridge Gas**	
	Comments from Casey O'Neil, Advisor Municipal Planning Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.	No action required.
G.	**Nottawasaga Valley Conservation Authority (RMO)**	

	Comments from Sheri Steiginga, Source Water Coordinator I've reviewed the pre-consultation application 2025-066 (4816 Sunnidale-Tosorontio Townline) against the policies of Source Water Protection under the Clean Water Act. There are no policies that apply; therefore, I have no concerns.	No action required.
H.	**County of Simcoe - Planning**	
	Comments from Calvin Dempster, Planner ll Permitted uses in the 'Greenlands' designation are listed under Policy 3.8.15 of the County Official Plan and include such uses as residential dwelling units on lots which were approved prior to May 9, 2016, subject to demonstrating that the lands are not within a prime agricultural area. It is understood that residential uses are not a permitted use in the 'Institutional' zone. Based on this understanding, it is the opinion of County Planning staff that the proposed application would not conform to this Greenlands policy in the County Official Plan. If the applicant wishes to further pursue this proposal, a Planning Justification Report would be required. This report would need to address the County and the Township Greenlands policies and demonstrate to the satisfaction of County and Township Planning staff that the proposal conforms to these policies. If this can be demonstrated, County Planning staff would also require an Environmental Impact Study/Brief to be completed due to the proximity of a provincially significant wetland (Minesing Wetland Complex) to the south of the property.	**Not in support of application.** Required to move forward: • **Planning Justification Report** • **Environmental Impact Study**

	This should be completed and scoped in consultation with Township Planning staff and the Nottawasaga Valley Conservation Authority (NVCA). The Environmental Impact Study/Brief would need to demonstrate that the proposed development will not result negative impacts on the natural features or their ecological functions of the adjacent significant wetland, per Policy 3.3.15 vi) of the County Official Plan and Policy 4.1.8 of the Provincial Planning Statement (PPS).	
H.	**County of Simcoe – Transportation and Engineering**	
	Comments from Corey Rice, Engineering Technician II 1. An Engineering Review Application form and applicable fees will be required for each submission. 2. In accordance with the Federation of Canadian Municipalities and The Railway Association of Canada's 'Guidelines for New Development in Proximity to Railway Operations', the County will require a 30 metre setback from the railway corridor to any new residential building, measured from the lot line of the rail corridor. Where the 30-metre setback is not viable based on site constraints, a reduced setback may be considered where a Development Viability Assessment has been undertaken to assess the viability of the site for development and implement appropriate mitigation measures to address the potential impacts of building near a railway operation. If an assessment indicates that a reduced setback is acceptable with any recommended mitigation measures to account for potential noise, vibration and safety impacts to the satisfaction of the County, then the County	• Engineering review fee • 30 m setback from railway • No entrance permitted on County Road

	would consider a reduced setback based off of that evaluation and implementation of recommended mitigation. 3. The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County Road. Section 2.5.3 states where a subdivision or individual lot fronts on both a County Road and a local road, the entrance will be from the local road, where feasible. Therefore, no access will be approved from the County Road.	

Planning

County of Simcoe
Planning
1110 Highway 26,
Midhurst, Ontario
L9X 1N6

Main Line: (705) 735-6901
Toll Free: 1-800-263-3199
simcoe.ca

October 17, 2025

VIA EMAIL

Danielle Waters, MCIP, RPP
Community Planner
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

RE: Pre-Consultation Application for Zoning By-law Amendment
Municipal Address: 4806 Sunnidale-Tosorontio Townline
Township File No.: 2025-066PC
County File No.: CV-PRE-25014

Thank you for circulating the County on this pre-consultation application for comment. It is our understanding that the applicant is proposing to rezone the subject property to the Rural (RU) zone for the purpose of permitting a single detached dwelling. The subject property is located adjacent to the Barrie Collingwood Railway (BCRY) which is owned by the County and has frontage on County Road 10. The County's preliminary comments can be found below.

Planning Comments

The subject property is designated 'Greenlands' on Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan.

The subject property is designated 'Greenland – Natural Heritage Area' in the Township of Clearview Official Plan and zoned 'Institutional' in the Township of Clearview Zoning By-law. The intended future use of the property was for a place of worship as permitted by the existing zoning on the property.

Permitted uses in the 'Greenlands' designation are listed under Policy 3.8.15 of the County Official Plan and include such uses as residential dwelling units on lots which were approved prior to May 9, 2016, subject to demonstrating that the lands are not within a prime agricultural area. It is understood that residential uses are not a permitted use in the 'Institutional' zone.

Based on this understanding, it is the opinion of County Planning staff that the proposed application would not conform to this Greenlands policy in the County Official Plan. If the applicant wishes to further pursue this proposal, a Planning Justification Report would be required. This report would need to address the County and the Township Greenlands policies and demonstrate to the satisfaction of County and Township Planning staff that the proposal conforms to these policies.

If this can be demonstrated, County Planning staff would also require an Environmental Impact Study/Brief to be completed due to the proximity of a provincially significant wetland (Minesing Wetland Complex) to the south of the property. This should be completed and scoped in

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simcoe.ca

consultation with Township Planning staff and the Nottawasaga Valley Conservation Authority (NVCA).

The Environmental Impact Study/Brief would need to demonstrate that the proposed development will not result negative impacts on the natural features or their ecological functions of the adjacent significant wetland, per Policy 3.3.15 vi) of the County Official Plan and Policy 4.1.8 of the Provincial Planning Statement (PPS).

Transportation and Engineering Comments

1. An Engineering Review Application form and applicable fees will be required for each submission.
2. In accordance with the Federation of Canadian Municipalities and The Railway Association of Canada's 'Guidelines for New Development in Proximity to Railway Operations', the County will require a 30 metre setback from the railway corridor to any new residential building, measured from the lot line of the rail corridor. Where the 30-metre setback is not viable based on site constraints, a reduced setback may be considered where a Development Viability Assessment has been undertaken to assess the viability of the site for development and implement appropriate mitigation measures to address the potential impacts of building near a railway operation. If an assessment indicates that a reduced setback is acceptable with any recommended mitigation measures to account for potential noise, vibration and safety impacts to the satisfaction of the County, then the County would consider a reduced setback based off of that evaluation and implementation of recommended mitigation.
3. The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County Road. Section 2.5.3 states where a subdivision or individual lot fronts on both a County Road and a local road, the entrance will be from the local road, where feasible. Therefore, no access will be approved from the County Road.

If you have any questions regarding these transportation and engineering comments, please direct them to Corey Rice, Engineering Technician II in the County's Transportation and Engineering Department at (705) 726-9300 ext. 1076 or corey.rice@simcoe.ca.

Summary

While the County understands that the proposal may be for a less intense land use (i.e. a single detached dwelling versus a place of worship), the policies with the County and Township Official Plans may not support a residential use within the Greenlands designation. The applicant shall advise which other permitted uses for the Rural zone as listed in the current Township Zoning By-law are being considered for the subject property. On this matter, County Planning staff request consideration of limiting the permitted uses for the subject property or amending the proposed zone to one that is better aligned with the official plan and draft zoning by-law. Consideration of alternative approaches to permitting a single detached dwelling on the subject property should be considered as part of the Planning Justification Report.

Planning

County of Simcoe
Planning
1110 Highway 26,
Midhurst, Ontario
L9X 1N6

Main Line: (705) 735-6901
Toll Free: 1-800-263-3199
simcoe.ca

The County would request that the following studies be completed if a formal application is submitted:

- Planning Justification Report
- Environmental Impact Study or Brief as scoped by the Township and NVCA

County Planning staff request that the County be circulated on all future notices related to this proposal, and that these be directed to planning.notices@simcoe.ca.

If you have any questions or require any further information, please feel free to contact the undersigned at (705) 726-9300 ext. 1114 or calvin.dempster@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

Calvin Dempster, RPP
Planner III

cc: Tiffany Thompson, Manager of Planning, County of Simcoe
Corey Rice, Engineering Technician II, County of Simcoe
Ben Krul, Manager of Development Planning and Permits, NVCA

From: RMO
To: Clearview Planning Team
Subject: Re: Request for Comment - Pre-Consultation Application 2025-066 (4806 Sunnidale-Tosorontio Townline) Emmanual Baptist Church
Date: October 17, 2025 9:22:16 AM

Hello Clearview Planning team,

I've reviewed the pre-consultation application 2025-066 (4816 Sunnidale-Tosorontio Townline) against the policies of Source Water Protection under the Clean Water Act. There are no policies that apply; therefore, I have no concerns.

Thank you,

Sheri Steiginga (she/her)

Source Water Coordinator
Risk Management Official/Inspector, Township of Clearview
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479, ext. 267
ssteiginga@nvca.on.ca | nvca.on.ca

From: Clearview Planning Team <plan@clearview.ca>
Sent: October 8, 2025 2:34 PM
To: Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcdonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation@chimnissing.ca <bfnconsultation@chimnissing.ca>; keithk@curvelake.ca <keithk@curvelake.ca>; paigew@curvelake.ca <paigew@curvelake.ca>; consultation@curvelake.ca <consultation@curvelake.ca>; natasha.charles@georginaisland.com <natasha.charles@georginaisland.com>; donna.bigcanoe@georginaisland.com

<donna.bigcanoe@georginaisland.com>; dbickell@ramafirstnation.ca <dbickell@ramafirstnation.ca>; consultation@ramafirstnation.ca <consultation@ramafirstnation.ca>; environmentoffice@saugeenojibwaynation.ca <environmentoffice@saugeenojibwaynation.ca>; consultations@wendake.ca <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>; greggarratt63@gmail.com <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; Planning Dept <Planning@nvca.on.ca>; RMO <RMO@nvca.on.ca>; Planning.notices@simcoe.ca <Planning.notices@simcoe.ca>; chris.doherty@simcoe.ca <chris.doherty@simcoe.ca>; corey.rice@simcoe.ca <corey.rice@simcoe.ca>; LPUConsents@mpac.ca <LPUConsents@mpac.ca>; willy.behrens@canadapost.postescanada.ca <willy.behrens@canadapost.postescanada.ca>; nec@ontario.ca <nec@ontario.ca>; Christine.Bushey@smdhu.org <Christine.Bushey@smdhu.org>; Rachel.Abaza@smdhu.org <Rachel.Abaza@smdhu.org>; chyde@smcdsb.on.ca <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca <planningdept@smcdsb.on.ca>; kkirton@scdsb.on.ca <kkirton@scdsb.on.ca>; kbartmann@scdsb.on.ca <kbartmann@scdsb.on.ca>; cnunes@scdsb.on.ca <cnunes@scdsb.on.ca>; sclee@scdsb.on.ca <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; tburrell@epcor.com <tburrell@epcor.com>; mmehta@epcor.com <mmehta@epcor.com>; jwilson@epcor.com <jwilson@epcor.com>; simcoecirculations@rci.rogers.com <simcoecirculations@rci.rogers.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; llehr@essatownship.on.ca <llehr@essatownship.on.ca>; Celia.Diephuis@forces.gc.ca <Celia.Diephuis@forces.gc.ca>
Subject: Request for Comment - Pre-Consultation Application 2025-066 (4806 Sunnidale-Tosorontio Townline) Emmanual Baptist Church

Hello,

Please find attached a request for comment for development at the abovementioned address. Please submit comments to plan@clearview.ca on or before **October 17, 2025**. This circulation pertains to a Pre-consultation Application, and the information provided herein should be treated as confidential.

This Pre-consultation Application seeks to rezone the subject property to the Rural zone to allow for a single detached dwelling to be constructed. The applicant will be required to apply for the following Planning Act application: Zoning By-law Amendment.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Clearview Planning Team
Township of Clearview
(705) 428-6230 ext.

CLEARVIEW TOWNSHIP

Memorandum

Date:	10 October 2025	**Project No:**	2025-066PC
Status:	☐ Draft ☑ Final	☐ Confidential	☐ Internal Use Only
To:	Danielle Waters	**Dept:**	Planning
From:	Christine Taggart	**Dept:**	Public Works
Subject:	**Pre-consultation Application 4806 Sunnidale-Tosorontio Townline – Proposed Zoning By-law Amendment**		

Public Works engineering staff have reviewed the Pre-consultation application submission; we have no comments or concerns with the proposed rezoning to permit the construction of a residential dwelling.

Sincerely,

Christine Taggart
Development Technologist
Clearview Township
(705) 428-6230 ext. 269
ctaggart@clearview.ca

MEMORANDUM

DATE:	10 October 2025	**Project No:**	
STATUS:	☐ Draft ☑ Final	☐ Confidential	☐ Internal Use Only
TO:	Danielle Water, Community Planner	**DEPT:**	Planning Department
FROM:	Scott McLeod	**DEPT:**	Building Department
RE:	RE: Pre-Consultation-2025-066 Emmanual Baptist Church		

Further to our review of the proposal I would offer the following comments for your consideration.

Based on our review the Building Department has no additional comments for proposed development as presented.

Please do not hesitate to contact me should you require additional information regarding this matter.

Yours truly,

A Scott McLeod C.B.C.O., Dipl.M.M.,

Chief Building Official

cc:

Colin Ens Funk

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: October 16, 2025 7:44 AM
To: Clearview Planning Team
Subject: RE: Request for Comment - Pre-Consultation Application 2025-066 (4806 Sunnidale-Tosorontio Townline) Emmanual Baptist Church

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Always call before you dig, see web link for additional details:
https://www.enbridgegas.com/-/media/Extranet-Pages/Safety/Dig-safety-for-contractors/faqs.pdf?rev=3d3a2ccd7027463c89a953133aadc4e4

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)
Advisor Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion. High Performance.

From: Clearview Planning Team <plan@clearview.ca>
Sent: Wednesday, October 8, 2025 2:35 PM
To: Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcdonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation@chimnissing.ca; keithk@curvelake.ca; paigew@curvelake.ca; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe@georginaisland.com; dbickell@ramafirstnation.ca; consultation@ramafirstnation.ca; environmentoffice@saugeenojibwaynation.ca; consultations@wendake.ca;

consultations@metisnation.org; greggarratt63@gmail.com; k.a.sandy-mckenzie@rogers.com; planning@nvca.on.ca; RMO@nvca.on.ca; Planning.notices@simcoe.ca; chris.doherty@simcoe.ca; corey.rice@simcoe.ca; LPUConsents@mpac.ca; willy.behrens@canadapost.postescanada.ca; nec@ontario.ca; Christine.Bushey@smdhu.org; Rachel.Abaza@smdhu.org; chyde@smcdsb.on.ca; planningdept@smcdsb.on.ca; kkirton@scdsb.on.ca; kbartmann@scdsb.on.ca; cnunes@scdsb.on.ca; sclee@scdsb.on.ca; planninganddevelopment@bell.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; LandUsePlanning@HydroOne.com; tburrell@epcor.com; mmehta@epcor.com; jwilson@epcor.com; simcoecirculations@rci.rogers.com; executivevp.lawanddevelopment@opg.com; llehr@essatownship.on.ca; Celia.Diephuis@forces.gc.ca
Subject: [External] Request for Comment - Pre-Consultation Application 2025-066 (4806 Sunnidale-Tosorontio Townline) Emmanual Baptist Church

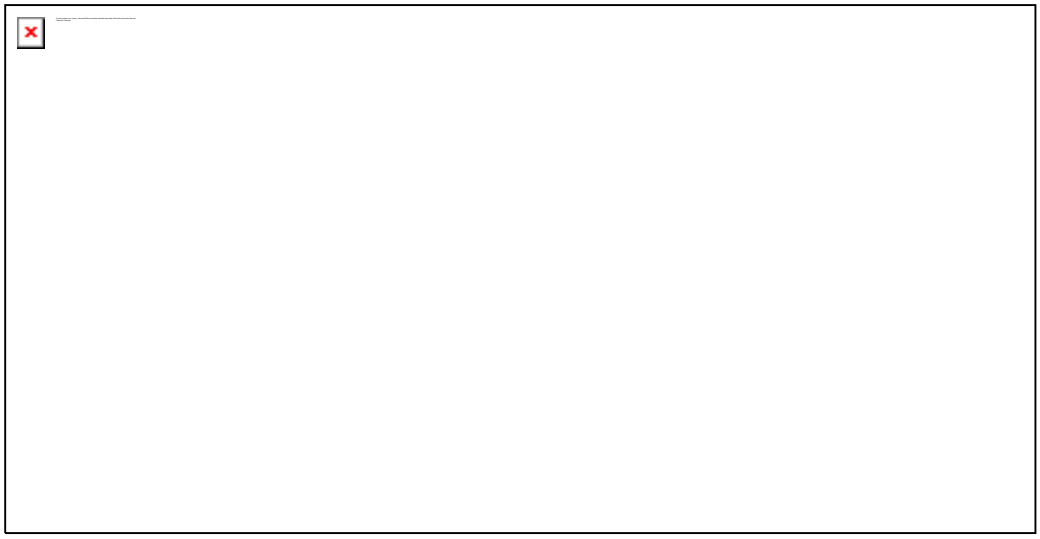
Hello,

Please find attached a request for comment for development at the abovementioned address. Please submit comments to plan@clearview.ca on or before **October 17, 2025**. This circulation pertains to a Pre-consultation Application, and the information provided herein should be treated as confidential.

This Pre-consultation Application seeks to rezone the subject property to the Rural zone to allow for a single detached dwelling to be constructed. The applicant will be required to apply for the following Planning Act application: Zoning By-law Amendment.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Clearview Planning Team
Township of Clearview
(705) 428-6230 ext.
plans@clearview.ca



Nottawasaga Valley
Conservation Authority

November 10, 2025 SENT BY EMAIL

Township of Clearview
217 Gideon St.
Stayner, ON
L0M 1S0

Attn: Danielle Waters, MSc., MCIP, RPP
Community Planner
dwaters@clearview.ca

RE: NVCA Comments for Pre-Consultation
Emmanual Baptist Church of Barrie
4806 Sunnidale-Tosorontio Townline
Clearview
Town File No. 2025-066PC
NVCA ID #58984

Dear Danielle,

Nottawasaga Valley Conservation Authority [NVCA] staff has reviewed the above noted pre-consultation application for development on the site. The applicant proposes to rezone the subject lands from Institutional (I) to Rural (RU).

NVCA staff have received and reviewed the following documents submitted with this application:

- Conceptual Site Plan; Prepared by: Jones Consulting Group; Dated: August 22, 2025

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding Natural Hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

Ontario Regulation 41/24

1. The subject property falls partially within an area affected by Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation) where a permit is required from the NVCA under the *Conservation Authorities Act* prior to development.
2. The area is affected by the regulation due to flood hazards, and the 30m wetland buffer, associated to nearby wetlands.

Natural Hazard - Regulatory Comments

3. NVCA staff have reviewed the proposed zoning from Institutional (I) to Rural (R). Based on the nature of the amendment and the information provided, NVCA staff recognize that the proposed change represents a transition to a less sensitive land use from a natural hazard and environmental planning perspective.

   As such, NVCA can support the proposed amendment without the need for additional technical studies. The change in designation does not introduce new or intensified land use pressures that would warrant further environmental or hazard-related review at this stage.

Please note that any future development or site alteration within NVCA's regulated area will be subject to NVCA's permitting requirements under Ontario Regulation 41/24 and may require further technical review at the time of application.

Conclusion

NVCA staff appreciates the opportunity to comment at this stage in the process. These comments should be considered valid at the time of issuance and preliminary in nature. The information presented herein is based on a preliminary concept plan and should not be considered NVCA final comments at this time.

We will require additional information (full application submission) in order to complete our review and additional comments may be provided in the future. All requested assessments should demonstrate how the proposed development is in conformity with all applicable NVCA policies and guidelines. The NVCA may at any point change our comments should new information become available which raises concerns pertaining to the NVCA core mandate.

Should you have any questions, please contact the undersigned at dmetheral@nvca.on.ca

Sincerely,

Davin Metheral

Davin Metheral, BURPl
Planner

APPENDIX B

Agency Correspondence

AZIMUTH ENVIRONMENTAL CONSULTING, INC.
Environmental Assessments & Approvals

January 30, 2026 AEC 26-056

Emmanuel Baptist Church of Barrie
c/o Ian Shaule

Re: **Terms of Reference**
Scoped Environmental Impact Study,
4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe

Mr. Shaule:

This letter has been prepared to establish a Terms of Reference (ToR) for the Environmental Impact Study (EIS) that is required for the property located at 4806 Sunnidale-Tosorontio Townline, Township of Clearview (Township), County of Simcoe (County). It is our understanding that the EIS is required as part of the application to rezone the property from Institutional (I) to Rural (RU). Subsequent to the rezoning, it is the intention of Emmanuel Baptist Church to sell the property who has no intention of developing the lot. The intention of the rezoning is to allow for future development of a single-detached dwelling for a future landowner. The need for the Scoped EIS is due to the Greenland – Natural Heritage designation (Township and County Official Plans) associated with the property understanding that the County requires the EIS to assess potential impacts to the adjacent Provincially Significant Wetland (Minesing Wetland Complex; October 17, 2025 correspondence from the County).

The property is within the Nottawasaga Valley Conservation Authority (NVCA) watershed and is partially regulated according to *Ontario Regulation 41/24* due to wetland on the adjacent lands. NVCA provided Pre-consultation Comments (November 10, 2025) and confirmed that additional technical studies were not required at this time.

Through air photo interpretation and review of the available background materials, the site is currently vacant and is void of any mapped natural heritage features (*i.e.* woodland, wetland, watercourse). It is also our understanding that the property is routinely maintained (*i.e.* mowed) throughout the growing season.

Figure 1: Subject property (Mapping obtained from Simcoe County's online mapping resource https://opengis.simcoe.ca)

For the purposes of the EIS, the study area will encompass the property boundary in addition to the area approximately 120m from this boundary.

The purpose of this study will be to identify natural heritage features and functions including, but not limited to, watercourses, woodlands, wetlands, rare vegetation communities, Significant Wildlife Habitat, and potential habitat of Species at Risk (SAR) listed under Ontario's *Endangered Species Act, 2007* (ESA) within the study area. Where sensitive environmental features are identified, a strategy will be developed relative to the proposed development (future) to avoid, mitigate, or offset potential impacts to natural heritage features and functions.

STUDY APPROACH

Based on our background review in conjunction with the County's primary concern (adjacent wetland), Azimuth is not proposing any in-season work at this time. Due to the general lack of natural heritage feature and the fact that the property is maintained, we do not foresee the need for an in-season study (*i.e.* no potential grassland bird habitat in conjunction with no e-bird records for Bobolink/Eastern Meadowlark within >500m of the site). Therefore; we propose the following scope of work toward completion of the

assignment:

- Search the Township, County, Ministry of Natural Resources (MNR), and Ministry of the Environment, Conservation and Parks (MECP) records to obtain available background information and current data related to natural heritage features and functions in the area;
- Conduct on out of season field study to document existing natural heritage features, functions and species. Surveys include:
    - Evaluate/ map vegetation community types based on Ecological Land Classification methods, as conditions permit (winter 2026);
    - Search the hedgerows for any Endangered SAR trees (*i.e*. Butternut or Black Ash);
    - Record all incidental wildlife observations during the field program.
- Complete an assessment of potential SAR and their habitat that could be present within the study area;
- Complete an assessment of potential Significant Wildlife Habitat;
- Assess the potential direct and indirect impacts of the potential future residential development (note: Site plan will be unavailable for EIS, a general impact assessment will be undertaken with some assumptions related to anticipated footprint etc.) on the natural heritage features and functions identified on or adjacent to the property; and
- The EIS will include information on impact mitigation/avoidance/restoration where required.

At this time, we are requesting that the County and Township review the proposed ToR for the EIS to confirm that the proposed approach is acceptable.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTNG, INC.

L. Moran

Lisa Moran, B.Sc.Env
Terrestrial Ecologist
c.c. Kara Pollock, BURPI, Planer, The Jones Consulting Group Ltd.

R.J. Burnside & Associates Limited 292 Speedvale Avenue West Unit 20 Guelph ON N1H 1C4 CANADA
telephone (519) 823-4995 **fax** (226) 526-9660 **web** www.rjburnside.com

BURNSIDE
[THE DIFFERENCE IS OUR PEOPLE]

March 2, 2026

Via: Email

Danielle Waters
Community Planner
Township of Clearview
217 Gideon Street
Stayner Ontario L0M 1S0

Dear Danielle:

Re: 4806 Sunnidale-Tosorontio Townline, Township of Clearview Environmental Impact Study Terms of Reference Peer Review Comments
Project No.: 300061567.0000

We are in receipt of the Azimuth Environmental Consulting Inc. (Azimuth) Terms of Reference (TOR) in support of the proposed rezoning of the property located at 4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe. Based on the review of the TOR, as well as review of the Township of Clearview official Plan and the Nottawasaga Valley Conservation Authority (NVCA) regulation mapping, R.J. Burnside & Associates Limited (Burnside) provides the following summary / comments.

Burnside acknowledges:

- No woodlands, wetlands, watercourses on site
- No currently proposed development plan
- Site is routinely maintained through the growing season
- Proposed **out of season** field study including mapping veg communities, search of hedgerow for SAR trees, and incidental wildlife

As the site is limited in natural features, and the greater concern is wetlands located south and south-east of the site, Burnside has only minor comments on the TOR to provide.

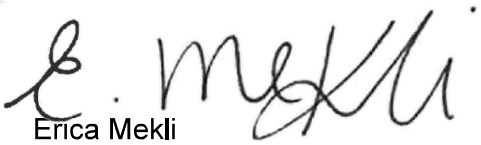
1. As part of the background review, please also include the following resources:
   a) Ontario Breeding Bird Atlas database records
   b) Ontario Reptile and Amphibian Atlas database records
   c) Ontario Insect Atlas database records
   d) Ministry of Natural Resources Natural Heritage Information Centre (NHIC) database records for significant species
   e) Vetted citizen science database records (such as iNaturalist and eBird)

2. Need to include a section in the EIS discussing related policy (i.e. municipal official plan, PPS, ESA, MBCA etc.) and how the site conforms to these related policies.
3. Azimuth's proposed inclusion of SAR habitat assessment, SWH assessment, assessment of direct and indirect impacts of future development, and mitigation / avoidance / restoration in the EIS report is satisfactory.

As the comments provided are minor, Azimuth does not need to resubmit an updated Terms of Reference; however, Burnside requests confirmation from Azimuth that the abovementioned items will be incorporated into their study.

Yours truly,

R.J. Burnside & Associates Limited



Erica Mekli
Terrestrial Ecologist / ISA Certified Arborist
EM:af

cc: Kevin Butt, R.J. Burnside & Associates Limited (enc.) (Via: Email)

APPENDIX C

Photographic Record

Photograph 1: Overview of property facing north.

Photograph 2: Overview of FOCM5 facing south.

Photograph 3: Overview of FODM11 facing east.

Photograph 4: Overview of southern extent of property along Sunnidale-Tosorontio Townline.

APPENDIX D

Concept Plan

SUBJECT LANDS

4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe

Concept Plan #1

LEGEND

GENERAL DEVELOPMENT ENVELOPE (7,650.2 sq. m)

CONCEPT PLAN STATISTICS

RURAL (RU) ZONE

	REQUIRED	PROVIDED
Lot Area (min.)	0.4 ha	1.37 ha
Lot Frontage (min.)	45 m	91.3 m
Front Yard Setback (min.)	10 m	10 m
Interior Side Yard Setback (min.)	4.5 m	4.5 m
Exterior Side Yard Setback (min.)	15 m	30 m
Rear Yard Setback (min.)	7.5 m	7.5 m
Lot Coverage (max.)	20% (1,530 sq. m)	TBD
Building Height (max.)	13 m	TBD
Railway Setback (min.)	30 m	30 m

*NOTES
- All Boundary and measurements are approximate

Scale: 1:1500 (1 cm = 15 m)

Amanda Newlove
REGISTERED PROFESSIONAL PLANNER
R.P.P.

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
229 Mapleview Drive East, Unit 1, Barrie, Ontario, L4N 0W5
Phone: 705-734-2538 Fax: 705-734-1056
www.jonesconsulting.com

Date Issued:	APRIL 28, 2026	Project No.:	EMM-25041-P

SUBJECT LANDS

4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe

Concept Plan #2

LEGEND

GENERAL DEVELOPMENT ENVELOPE (7,406.6 sq. m)

CONCEPT PLAN STATISTICS

ENVIRONMENTAL PROTECTION - NATURAL HERITAGE (EP1) ZONE

	REQUIRED	PROVIDED
Lot Area (min.)	N/A	1.37 ha
Lot Frontage (min.)	N/A	91.3 m
Front Yard Setback (min.)	10 m	10 m
Interior Side Yard Setback (min.)	5 m	5 m
Exterior Side Yard Setback (min.)	5 m	30 m
Rear Yard Setback (min.)	10 m	10 m
Lot Coverage (max.)	20% (1,481 sq. m)	TBD
Building Height (max.)	10 m	TBD
Railway Setback (min.)	30 m	30 m

*NOTES
- All Boundary and measurements are approximate

Scale: 1:1500 (1 cm = 15 m)

Amanda Newlove
REGISTERED PROFESSIONAL PLANNER
R.P.P.

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