

# 49 & 57 Folkard Lane Prince Edward County

Environmental Impact Study

Prepared For:  
2596172 Ontario Inc.

August 2025

CREATING QUALITY SOLUTIONS TOGETHER



## ENVIRONMENTAL IMPACT STUDY

for

49 & 57 Folkard Lane

Prince Edward County

Prepared by Ainley Group

August 2025

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## 1.0 INTRODUCTION

Ainley Group was retained by 2596172 Ontario Inc. to conduct an Environmental Impact Study (EIS) relating to a proposed subdivision development, referred to as 49 & 57 Folkard Lane, with access from Folkard Lane and Highway 49, Municipality of Prince Edward County. The subject property is identified as Part of Lot 7, Concession 1, geographic Township of Hallowell, in Prince Edward County (**Figure 1**).

The proposed site plan includes a mixture of commercial and multi residential dwellings such as bungalow townhouses and three storey townhouses.

This EIS has been prepared by Ainley Group environmental professionals, in consideration of consultation completed by the project Planner (Fotenn) with Prince Edward County, as well as in consideration of County planning documentation (i.e. Official Plan and Secondary Plan). Methodologies for the field programs completed as part of the EIS are included in **Section 4.0**, and existing conditions are discussed in **Section 6.0**.

## 2.0 PURPOSE OF THE REPORT AND SCOPE OF WORK

This report is being prepared to document the environmental features of the subject property and to provide an overview of potential impacts from the undertaking on the study area environment in consideration of Provincial and municipal planning policies.

The scope of work for this EIS included the following components:

- **Vegetation Survey** – In accordance with the Ecological Land Classification system – 2 season (spring and fall) surveys.
  - Review for Butternut (provincially Endangered) completed in conjunction with the vegetation surveys.
- **SAR Review** – General SAR / SAR habitat review for other species noted during the background review.

It is understood that preliminary discussion was had with Prince Edward County by the project Planner (Fotenn), whereby it was determined that the primary trigger for an EIS for the subject property was the proximity of the site to Picton Bay (Lake Ontario). Further, it is understood that the County noted that the subject property is separated from Picton Bay by existing low density residential development, and agreed that a scoped EIS would be appropriate for the property.

The results of the field investigation have been used for the identification of constraints and required setbacks from natural and regulated features, as well as to determine the potential impacts to natural features and provide recommended mitigation measures to limit these impacts.

This EIS has been prepared in consideration of the above, as well as the Terms of Reference for such a study as provided in the Picton Urban Centre Secondary Plan (July, 2015) and Prince Edward County Official Plan (July, 2021).

### 3.0 SOURCES OF EXISTING BASELINE INFORMATION / AGENCY CORRESPONDENCE

The following resources were identified and used to review background data on terrestrial and aquatic species within or in close proximity to the study area as part of the existing conditions and impact assessment.

- MNRF – Land Information Ontario (LIO) / Natural Heritage Make-a-Map review for natural heritage data.
- Ebird - review for bird species observation data.
- Ontario Breeding Bird Atlas (OBBA) – review for bird species observation data.
- Ontario Reptile and Amphibian Atlas (ORAA) – review for herpetofaunal species observation data.
- iNaturalist – review for wildlife and vegetation species observation data.
- Aerial Photographs – review aerial photographs of the study area.

Details pertaining to the above information sources and available information were utilized to compile existing conditions information in the study area, and are summarized in the existing conditions section of the report.

The sections below summarize the above information sources and available information.

#### MNRF LIO / Natural Heritage Make-a-Map (MNRF, 2025)

Mapping available from LIO and Natural Heritage Make-a-map identified no wetland or watercourse features on or immediately adjacent to the subject property; however, Lake Ontario is located approximately 105 m west of the site. MNRF mapping also does not indicate the presence of Areas of Natural or Scientific Interest (ANSIs) within or adjacent to the subject property boundaries; however, the mapping indicates the presence of woodland features, which generally overlap the Red Cedar forest community present on the subject property. Information provided by the NHIC indicated species of concern present within the area, which includes; Wood Thrush (*Hylocichla mustelina*), American Eel (*Anguilla rostrata*), and Eastern Meadowlark (*Sturnella magna*), in the proximity of the subject property.

#### Ebird (Cornell Lab of Ornithology, 2025)

Ebird was reviewed to determine observations of bird species (including SAR) which have historically occurred in the study area.

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Ontario Breeding Bird Atlas (Bird Studies Canada, 2025)

OBBA was reviewed to determine observations of bird species (including SAR) which have historically occurred in the study area.

Ontario Reptile and Amphibian Atlas (Ontario Nature, 2025)

ORAA was reviewed to determine observations of herpetofaunal species (including SAR) which have historically occurred in the study area.

iNaturalist (California Academy of Sciences and the National Geographic Society, 2025)

iNaturalist was reviewed to determine observations of wildlife and vegetation species (including SAR) which have historically occurred in the study area.

Aerial Photographs

Aerial photographs of the study area were reviewed to observe current conditions as well as changes in the study area to better understand the site ecology. Imagery available from Google Earth (Google, 2025) suggests that no significant changes occurred on the subject lands between 2013 and 2023. Between these periods the subject property appears to have remained as predominantly forested land.

#### **4.0 DATA COLLECTION METHODOLOGY**

The following field survey protocols were completed to assess and document the presence of vegetative, wildlife, and herpetofaunal species within the study area. During the field survey, emphasis was placed on SAR with the potential to occur within the study area. Field surveys were completed on the following dates:

- October 30, 2024 (Wildlife survey, vegetation survey, general SAR review, site conditions review)
  - Mix of sun and cloud, 22°C
- April 15, 2025 (Wildlife survey, vegetation survey, general SAR review, site conditions review)
  - Mix of sun and cloud, 10°C

Field surveys for respective ecological features were completed in accordance with the following methodology:

##### **Vegetation**

Vegetation field surveys for species composition were completed within the study area on October 30, 2024, and April 15, 2025. Photographs of the identified vegetation communities are shown in

**Appendix B**, a species list is included in **Appendix C**, and ELC field forms are included in **Appendix D**.

### ***Wildlife***

Observations of incidental wildlife encounters (turtles, amphibians, birds, snakes, mammals) were recorded during the field visits on October 30, 2024, and April 15, 2025. Any wildlife observations were noted along with locational information of the sighting. Specific attention was given to the evaluation for the presence of SAR during the field visits, including SAR turtles, birds, and vegetation.

During the survey, reference for specific habitat requirements for each species was per the *MNR - Significant Wildlife Habitat Technical Guide* (2000).

### ***Migratory and Breeding Birds***

Incidental surveys of breeding birds were completed during site visits on October 30, 2024, and April 15, 2025. Any breeding bird observations were noted along with locational information of the sighting.

### ***Surface Water Features Review***

The presence of surface water features and overall site drainage was assessed during site visits on October 30, 2024, and April 15, 2025. Any surface water or drainage features were noted along with locational information.

## **5.0 STUDY AREA**

For the purposes of this EIS, the study area is interpreted to include the subject property, and all portions of the surrounding properties that fall within 120 m of the subject property boundaries. The study area included a review of properties located north, south, east, and west of the subject lands which were noted to include residential and / or commercial development, and agricultural land uses. Adjacent lands were reviewed from the subject property boundaries, to avoid entry on to private property.

## **6.0 PLANNING POLICIES AND FRAMEWORK**

The following planning policies and framework were reviewed and applied to establish the suitability of the proposed development in consideration of environmental impacts to the subject land and adjacent properties.

### **6.1 Fisheries Act**

The Canadian *Fisheries Act* is a comprehensive federal Act that provides protection of all fish and fish habitat, by protecting against the death of fish (other than by fishing) and the harmful alteration, disruption, or destruction (HADD) of fish habitat.

A review for potential fish habitat was completed via background documents and during site visits to the property. No surface water features are present on the subject property, however the property is in close proximity to Lake Ontario (i.e. within 105 m). Currently, there are existing residential properties between Lake Ontario and the subject property. Given the presence of these existing residential properties, and the fact that no fish habitat is present on the subject property, impacts to Lake Ontario are not anticipated, and the requirements of the *Fisheries Act* are not anticipated to apply.

## **6.2 Migratory Birds Convention Act**

The *Migratory Birds Convention Act* is federal legislation that provides protection for migratory birds, including nests, eggs, or any part of a bird. This legislation makes it unlawful, regardless of intent, to kill or harm migratory birds or destroy or disturb their nests or eggs. The legislation applies to activities that result in incidental take (i.e. site clearing).

Based on the variety of habitat present on the subject property, and potential for migratory birds or their nests to be present, a review for potential impacts to migratory breeding birds was included as part of the study.

## **6.3 Federal Species at Risk Act (SARA)**

The federal *Species at Risk Act (SARA)* is a national legislation that provides protection for native Canadian wildlife (including plants, animals, birds, insects, etc.) to ensure they do not become extirpated or extinct and to lay out the actions necessary for their recovery. This *Act* only applies to federally owned lands, or those lands under federal jurisdiction.

Lands on the subject property are privately owned, and as such *SARA* does not apply.

## **6.4 Provincial Planning Policy**

The Provincial Planning Statement (PPS) (MMAH, 2024) outlines policies related to natural heritage features (Section 4.1) and water resources (Section 4.2). The *Planning Act* requires that planning decisions shall be consistent with the PPS.

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, 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:

- Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E,
- Significant woodlands (Ecoregions 6E and 7E, excluding islands in Lake Huron and the St. Mary's River),

- Significant valley lands (Ecoregions 6E and 7E, excluding islands in Lake Huron and the St. Mary's River),
- Significant wildlife habitat,
- Significant Areas of Natural and Scientific Interest (ANSI), and
- Coastal wetlands in Ecoregions 5E, 6E, and 7E.

Development and site alterations shall not be permitted in fish habitat or the habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

In addition, development and site alteration is not permissible on lands adjacent to the natural features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that no negative impacts on natural features and functions will occur. Development and site alteration shall not be permitted in fish habitat except in accordance with federal and Ontario-specific requirements.

## **6.5 Provincial Endangered Species Act (SARO)**

In June 2007, Ontario enacted a provincial *Endangered Species Act* to protect Species at Risk in Ontario. A species at risk is defined as any naturally-occurring plant or animal in danger of extinction or of disappearing from the province. Species are added to the Species at Risk in Ontario (SARO) List once they are evaluated and classified as "at risk". Protection under the *Act* means this species is protected from being killed, harmed, harassed, or captured. Damaging or destroying the habitat of endangered or threatened species is also prohibited under the *Act*. Additionally, in order to conform to the PPS no development or site alteration is permitted in the significant habitat of a species of conservation concern (MMAH, 2020).

On July 1, 2013, regulatory changes for modernizing approvals for the *Endangered Species Act* (Ontario Regulation 176/13) came into effect. The regulation applies to all species on the SARO list as of January 24, 2014. The requirements of the regulation include common elements of minimizing adverse effects, mitigation plans, monitoring, and reporting and recording. The regulations have streamlined the approvals process by organizing control of activities into four categories; Elimination, Rules in Regulation, Registration and Review and Approval.

The regulations allow common, low risk and frequency activities to be governed by a standard set of rules instead of requiring a permit. Activities that fall under the eligibility conditions are permitted to proceed without the acquisition of a permit or licence while abiding by the regulations. Activities that do not meet the eligibility criteria and may have adverse effects on SAR require approval. The current governing authority for provincial SAR is the Ministry of Environment, Conservation, and Parks (MECP).

Background information sources indicate that there are twenty-one (21) species at risk known to be present within the general study area. Additional information pertaining to SAR, including a description of their preferred habitat and the potential for impacts is included in **Section 7.0**.

## **6.6 Prince Edward County Official Plan (July, 2021)**

Prince Edward County has prepared an Official Plan (OP) with the intention that it will guide development activities within the County until the year 2046, with the plan to be reviewed every 5 years. Schedule 'A-2' of the OP applies the Urban Centre land designation to the subject property. It is the intent that the OP is read in conjunction with the applicable Secondary Plan for lands with this designation. Schedule 'B' of the Official Plan does not indicate the presence of any natural features or areas on the subject property.

The Terms of Reference necessary to complete an EIS per the OP include:

- Description of proposed development
- Study area boundaries
- Key ecological features, functions linkages and other natural processes that may be affected, directly or indirectly, by development
- Information needs and availability of information
- Potential impacts associated with the proposed development
- Means of avoiding or mitigating anticipated impacts
- The nature and extent of additional information or studies that may be required

## **6.7 Picton Urban Centre Secondary Plan (July, 2015)**

IBI, on behalf of Prince Edward County, has prepared the Picton Urban Centre Secondary Plan (Secondary Plan) with the intention that it will provide the framework for decision making regarding the development of the Picton Hollowell area. Within the Plan, the subject lands are identified as part of the Town Residential Area. The Secondary Plan notes that the policies of this area are intended to permit residential uses at all densities.

The Secondary Plan notes that an EIS is required where development is proposed within or adjacent (i.e. within 30 m) to lands identified as 'Environmentally Protected'. Per the Land Use Schedule for the Secondary Plan, no 'Environmentally Protected' lands have been identified on or adjacent to the subject lands.

Further to the above, the Secondary Plan also makes reference to setback requirements with respect to natural or human-made hazards. These hazards are identified to include such features as;

- Floodplains
- Steep or unstable slopes
- Abandoned mines and petroleum wells
- Potentially contaminated sites
- Certain industrial and waste-related facilities.

The location of such features are shown on Schedule D of the Secondary Plan. No features are identified on the subject property.

Section 5.4 of the Secondary Plan provides a Terms of Reference for the completion of an EIS. The Terms of Reference include that the EIS should be prepared by a qualified professional, include a detailed description of the development, be consistent with the Provincial Policy Statement (PPS), include scaled maps of the subject property and adjacent areas, identify the precise location of all natural features, provide a thorough field inventory, identify SAR and SAR habitat, a description of the survey methods and dates, include information from others, a review of the ecological functions of the natural features, discuss the significance of the natural features as defined in the PPS, predict any impacts and residual effects, and evaluate the significance of the predicted positive and negative impacts.

## **6.8 Prince Edward County Zoning By-Law**

Prince Edward County has prepared a Zoning By-law to identify the permitted use of lands within the County. Through a review of the Zoning By-law, the following notes have been made regarding the subject property.

- The Prince Edward County Comprehensive Zoning Bylaw schedules have identified the subject property as zoned Urban Residential – Type 1.

It is understood that the site specific zoning for the property was previously approved by the Ontario Land Tribunal in 2022, which permits residential development of the lands.

## **6.9 Quinte Conservation Authority**

The study area is located within the jurisdiction (i.e. watershed) of Quinte Conservation (QC), and is subject to *O. Reg. 41/24 – Prohibited Activities, Exemptions, and Permits*. This regulation includes sections related to development on or adjacent to hazard lands, which includes such features as; watercourses / waterbodies, floodplains, steep slopes (i.e. escarpments), and wetlands (marsh, swamp, fen, and bog). Setback requirements from hazard lands are identified within QC policy documents.

Regulated areas within the QC watershed have been identified within their online mapping tool. A review of this mapping tool indicates that the subject property does not fall within a regulated area of QC.

Further to the above, QC provided feedback on previous similar projects and noted that per *O. Reg. 596/22 QC* no longer provides comments on the natural heritage components of applications submitted under the *Planning Act*.

## **7.0 EXISTING CONDITIONS**

Existing conditions reviews of the subject property were completed on October 30, 2024, and April 15, 2025, during which it was noted that the subject property contains a mixture of meadow, coniferous forest, and transportation land use types. Access to the subject property is via Folkard

Lane and Highway 49. The existing conditions of the subject property are shown on **Figure 2**, in the photographic log (**Appendix B**), and are detailed in the following sections.

### **7.1 Land Use, Topography, and Drainage**

Land use on the subject property is currently dominated by forest, meadow, and transportation (**Figure 2**). The surrounding area includes a mixture of residential, agriculture, and green (golf course) lands.

The topography of the subject property is generally flat, with a slight slope towards the east in the direction of Picton Bay (Lake Ontario). The elevation of the property ranges from approximately 95 metres above sea level (masl) to approximately 90 masl.

Drainage on the subject property is interpreted to follow the site topography as sheet-flow, with flow ultimately to the east, towards Picton Bay. No drainage features are present on the subject property.

### **7.2 Surficial and Bedrock Geology, and Hydrogeology**

The subject property is identified as within the Prince Edward Peninsula physiographic region, which is a plain or low plateau of limestone projecting into the eastern part of Lake Ontario (Chapman and Putnam, 1984). This area, consistent with nearly the entirety of Prince Edward County, is underlain by limestone bedrock of the Lindsay Formations (Chapman and Putnam, 1984).

Geology within the project limits is described as Middle Ordovician of the Ottawa Group, Simcoe Group and Shadow Lake Formation (Ontario Geological Survey, 2010). Surficial geology in the study area is identified as Paleozoic bedrock (Ontario Geological Survey, 2010). Bedrock geology in the study area consists of Middle Ordovician limestone, dolostone, shale, arkose, and sandstone (Lumbers, 1976).

A review of well records in the general area of the subject property indicates that groundwater used as a source of drinking water is found at a depth of approximately 44.8 m, within a layer of limestone.

### **7.3 Vegetation and Vegetation Communities**

The study area is located in the 6E Lake Simcoe-Rideau Ecoregion within the Mixedwoods Plains Ecozone, which is typically dominated by cropland, pasture, and abandoned fields, with deciduous, coniferous, and mixed forests present in small quantities (MNR, 2009). Field surveys were completed by Ainley Group in October 2024 and April 2025, during which vegetative species and communities within the study limits were documented. Vegetation within the subject property was identified and categorized in accordance with the Ecological Land Classification (ELC) mapping, with vegetative communities assigned ELC codes consistent with the amended ELC classification tables (2013).

Vegetation communities within the study area consist of the following; Transportation (CVI\_1), Dry-Fresh Graminoid Meadow (MEGM3), and Dry-Fresh Red Cedar Coniferous Forest (FOCM2-1). The location of each respective vegetation community is shown on **Figure 2**. None of the vegetation communities observed on the subject property are considered to be rare in Ontario per the MNRF's Significant Wildlife Habitat Technical Guide.

No rare vegetation or SAR was identified by NHIC as having the potential to exist within the study limits.

For each of the species observed on the subject property and included in the species list in **Appendix C**, the species coefficient of conservatism (CoC) and native vs. non-native status has been included. The CoC is a ranking of a species based on its degree of fidelity to a range of synecological parameters. CoC values can be grouped based on species tolerance of disturbance.

- CoC value of 0 to 3 – species tolerant of disturbance / indicative of disturbed sites.
- CoC value of 4 to 6 - species tolerates moderate disturbance.
- CoC value of 7 to 8 - species has undergone minor disturbance.
- CoC value of 9 to 10 - species has a high degree of fidelity to a narrow range of synecological parameters.

The average CoC for vegetation on a site can be used to determine the ability of vegetation on the site to tolerate disturbance and provides insight on the level of anthropogenic influence on the existing site pre-development. The average CoC for the subject property is 2.56, indicating the species on the subject property are generally tolerant of disturbance and do not have a fidelity to a narrow range of parameters for their habitat. This also suggests that the subject property in its existing state is not entirely natural and has been subject to anthropogenic influence. Further, twenty-four (24) of the fifty-four (54) species recorded on the subject property are identified by MNRF as exotic, providing additional support that the existing subject property (pre-development) has been anthropogenically influenced with a variety of non-native species.

The following sections provide a detailed summary of the vegetation and vegetative communities observed within and adjacent to the study area during the field investigations in 2024 and 2025. An aerial view of the subject property and respective vegetation communities is shown in **Figure 2**.

### **7.3.1 Transportation (CVI 1)**

This community was observed to go along the exterior of the subject property, and consists of the existing Folkard Lane and associated right-of-way. Vegetation species observed within this community included; Grasses (*Poaceae spp.*), Common Dandelion (*Taraxacum officinale*), Wild Strawberry (*Fragaria virginiana*), and White Clover (*Trifolium repens*), among other species.

### **7.3.2 Dry-Fresh Graminoid Meadow (MEGM3)**

This community was observed in patches throughout the property, and is characterized by a mixture of graminoid and forb herbaceous species. Vegetation species observed within this community included; Grasses (*Poaceae spp.*), Canada Goldenrod (*Solidago canadensis*), Common Lilac (*Syringa vulgaris*), European Buckthorn (*Rhamnus cathartica*), Silky Dogwood (*Cornus obliqua*), and Nannyberry (*Viburnum lentago*), among other species.

### **7.3.3 Dry-Fresh Red Cedar Coniferous Forest (FOCM2-1)**

This community was observed throughout the property, and is characterized by coniferous tree species with greater than 60% canopy cover. Vegetation species observed within this community included; Red Cedar (*Juniperus virginiana*), Common Lilac (*Syringa vulgaris*), European Buckthorn (*Rhamnus cathartica*), Grasses (*Poaceae spp.*), Canada Goldenrod (*Solidago canadensis*), and Black Walnut (*Juglans nigra*), among other species.

## **7.4 Surface Water Features, Fish and Fish Habitat, and Aquatic SAR**

As noted previously, per information provided within the MNRF's Ontario GeoHub, there are no provincially significant wetlands, unevaluated wetlands, or watercourses mapped on the 49 & 57 Folkard Lane property. This was confirmed through the field surveys completed on the property through which only terrestrial vegetation communities were observed (i.e. no wetland or watercourse features observed on Folkard Lane property). The lack of wetland / watercourse features on the Folkard Lane property is interpreted to preclude use of the property by fish and aquatic SAR, as well as precluding significant use of the property by amphibians, as no amphibian habitat is present.

Although no surface water features exist on the subject property, it is within close proximity (i.e. approximately 105 m) to Lake Ontario. The elevation on the subject property is approximately 95 masl on the west property boundary and gradually decreases to 75 masl adjacent to Lake Ontario; therefore, the drainage on the subject property flows from the west to the east, towards Lake Ontario. Lake Ontario provides habitat to numerous fish species including; Largemouth Bass (*Micropterus salmoides*), Pumpkinseed (*Lepomis gibbosus*), Rock Bass (*Ambloplites rupestris*), Brown Bullhead (*Ameiurus nebulosus*), Brown Trout (*Salmo trutta*), amongst others. One (1) aquatic species at risk has the potential to exist within Lake Ontario within the general study area including; American Eel (*Anguilla rostrata*).

Currently, there is existing residential development between the subject property and Lake Ontario. Given the presence of these existing residential properties, and the fact that no fish habitat is present on the subject property, impacts to Lake Ontario are not anticipated.

## **7.5 Birds, Wildlife, and Herpetofaunal Species and Habitat**

Habitat within and adjacent to the subject property includes forested lands, agricultural fields, and open water habitat within Lake Ontario allowing for a potential wide variety of birds, wildlife, and

herpetofaunal species with potential to occur within the study limits. The following sections detail the species formerly reported to occur within the study area, as well as those observed during the field investigations completed by Ainley Group in 2024 and 2025.

### **7.5.1 Bird Species**

Observations of bird species were documented within the study area during the field surveys in October, 2024 and April, 2025. Species which were observed are provided in the list below.

A total of three (3) bird species were observed (visually or audibly) within the study area. A summary of the species observed during incidental observations is included below:

- American Crow (*Corvus brachyrhynchos*)
- Black-capped Chickadee (*Poecile atricapillus*)
- European Starling (*Sturnus vulgaris*)

Species observation data from the OBBA (Square 18UP27) indicate the presence of a wide variety bird species, which is to be expected given the available features at / adjacent the subject property.

Additional information pertaining to SAR birds observed / with the potential to occur within the study area, is provided in **Section 7.6**.

### **7.5.2 Wildlife / Herpetofaunal Species**

Wildlife species within the study area were documented via direct observation and interpretation of sign (i.e. tracks, scat, vocalizations, etc.). Observations of wildlife species during the environmental investigation by Ainley Group in 2024 and 2025 included; Red Squirrel (*Tamiasciurus hudsonicus*) and Eastern Chipmunk (*Tamias striatus*). In addition, the subject property and adjacent lands are anticipated to provide habitat for other small to medium mammals typical of southern Ontario such as Red Fox (*Vulpes vulpes*), Coyote (*Canis latrans*), and Striped Skunk (*Mephitis mephitis*). It is anticipated that wildlife present within the study area would be dominated by urban-tolerant species given the presence of nearby developments and existing road traffic in the area.

Herpetofaunal species observed within the subject property by Ainley Group in 2024 and 2025 included; Eastern Gartersnake (*Thamnophis sirtalis sirtalis*). In addition, the subject property and adjacent lands are anticipated to provide habitat for other herpetofaunal species including; Dekay's Brownsnake (*Storeria dekay*).

## **7.6 Significant Natural Heritage Functions / Features**

As part of the EIS, the following natural heritage functions and features were reviewed for the subject property:

- Significant habitat of endangered and threatened species;

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant areas of natural and scientific interest;
- Significant Wildlife Habitat.

**7.6.1 Species at Risk**

To evaluate potential for species at risk on the subject property a site assessment for SAR was completed, including a review of background data from other sources (i.e. Reptile and Amphibian Atlas, eBird, iNaturalist, and NHIC). Sources utilized are generally consistent with the MECP’s *Client’s Guide to Preliminary Screening for Species at Risk* (May, 2019). Based on the background data sources (**Appendix A**) and previous experience in the general area, the following terrestrial species have been included for review:

**Table 1: Species At Risk with the Potential to Occur within the Study Limits**

Species (Latin Name)	Species (Common Name)	Federal Status	Provincial Status	Source
<i>Myotis lucifugus</i>	Little Brown Bat	Endangered	Endangered	Previous Experience
<i>Myotis septentrionalis</i>	Northern Myotis	Endangered	Endangered	Previous Experience
<i>Perimyotis subflavus</i>	Tri-colored Bat	Endangered	Endangered	Previous Experience
<i>Myotis leibii</i>	Eastern Small-footed Myotis	Endangered	Endangered	Previous Experience
<i>Lasiurus borealis</i>	Eastern Red Bat	Endangered	Endangered	Previous Experience
<i>Lasiurus cinereus</i>	Hoary Bat	Endangered	Endangered	Previous Experience
<i>Lasionycteris noctivagans</i>	Silver-haired Bat	Endangered	Endangered	Previous Experience
<i>Juglans cinerea</i>	Butternut	Endangered	Endangered	Previous Experience

Species (Latin Name)	Species (Common Name)	Federal Status	Provincial Status	Source
<i>Melanerpes erythrocephalus</i>	Red-headed Woodpecker	Endangered	Endangered	OBBA
<i>Aquila chrysaetos</i>	Golden Eagle	Not at Risk	Endangered	eBird
<i>Riparia riparia</i>	Bank Swallow	Threatened	Threatened	OBBA
<i>Asio flammeus</i>	Short-eared owl	Special Concern	Threatened	OBBA
<i>Dolichonyx oryzivorus</i>	Bobolink	Threatened	Threatened	OBBA
<i>Pantherophis spiloides</i>	Gray Ratsnake	Threatened	Threatened	ORAA (latest observation 1930)
<i>Emydoidea blandingii</i>	Blanding's Turtle	Threatened	Threatened	ORAA (latest observation 1984)
<i>Sturnella magna</i>	Eastern Meadowlark	Threatened	Threatened	NHIC, OBBA
<i>Chaetura pelagica</i>	Chimney Swift	Threatened	Threatened	eBird, OBBA
<i>Hirundo rustica</i>	Barn Swallow	Threatened	Special Concern	eBird, OBBA
<i>Hylocichla mustelina</i>	Wood Thrush	Threatened	Special Concern	NHIC, OBBA
<i>Contopus virens</i>	Eastern Wood Pewee	Special Concern	Special Concern	OBBA
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	Special Concern	Special Concern	OBBA
<i>Chelydra serpentina</i>	Snapping Turtle	Special Concern	Special Concern	ORAA (latest observation 2019)
<i>Sternotherus odoratus</i>	Eastern Musk Turtle	Special Concern	Special Concern	ORAA (latest observation 1987)

Species (Latin Name)	Species (Common Name)	Federal Status	Provincial Status	Source
<i>Graptemys geographica</i>	Northern Map Turtle	Special Concern	Special Concern	ORAA, iNaturalist (latest observation 2013)
<i>Chordeiles minor</i>	Common Nighthawk	Special Concern	Special Concern	OBBA
<i>Danaus plexippus</i>	Monarch	Special Concern	Special Concern	iNaturalist
<i>Falco peregrinus</i>	Peregrine Falcon	Not on Schedule 1	Special Concern	eBird

During field visits completed by Ainley Group in 2024 and 2025, no SAR were observed on the subject property.

As part of the evaluation, habitat requirements of the terrestrial SAR identified with the potential to exist were compared against the habitat types present and species observations on the subject property. The results of this assessment are provided in **Table 3**, and identifies the following Endangered or Threatened species with the potential to be present / impacted by the proposed development.

- Little Brown Bat (*Myotis lucifugus*)
- Northern Long-eared Bat (*Myotis septentrionalis*)
- Tri-colored Bat (*Perimyotis subflavus*)
- Eastern Small-footed Myotis (*Myotis leibii*)
- Eastern Red Bat (*Lasiurus borealis*)
- Hoary Bat (*Lasiurus cinereus*)
- Silver-haired Bat (*Lasionycteris noctivagans*)

The Red Cedar forest community identified on the subject property is considered to have the potential to support day roosting bat species; however, mitigation measures can be applied to minimize potential for impacts. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year. Further, it is recommended that any

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required vegetation clearing be limited to the minimum required for the development to maintain as much tree cover as possible.

Measures to limit impacts to those species identified with the potential to be impacted by the development are discussed further in **Section 9.0**.

Folkard Lane - Environmental Impact Study  
Table 2 - Species at Risk Summary (Terrestrial)  
24179-1

Common Name	Species Name	S Rank	SARA	SARO	Habitat Requirements	Potential for Species to be Present / Impacted	Rationale / Potential Impacts
Little Brown Bat	<i>Myotis lucifugus</i>	S4	END	END	Roost in buildings or trees but often select attics, barns, or abandoned buildings.	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	END	Northern Myotis are associated with boreal forests, choosing to roost under loose bark and in the cavities of trees. These bats hibernate from October or November to March or April, most often in caves or abandoned mines.	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Tri-colored Bat	<i>Perimyotis subflavus</i>	S3?	END	END	Found in a variety of forest habitats, often forming day roosts or maternity colonies in older forests and occasionally barns or other structures. The species forages over water and along streams and forests.	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	END	These bats can be found roosting in a variety of habitats ranging from rock outcrops, buildings, bridges, caves, mines, or hollow trees. Roost locations often change on a daily basis	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	S4	END	END	Roost in tree cavities or under exfoliating bark. Generally, forage in wetlands, open areas, and edge habitats in forested landscapes.	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Eastern Red Bat	<i>Lasiurus borealis</i>	S4	END	END	Roost in trees by hanging from branches. Generally, forage in wetlands, open areas, and edge habitats in forested landscapes.	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Hoary Bat	<i>Lasiurus cinereus</i>	S4	END	END	Roost in trees by hanging from branches. Generally, forage in wetlands, open areas, and edge habitats in forested landscapes.	Minimal - Moderate	The Red Cedar Forest community identified on the subject property is considered to have the potential to support day roosting bat species. Any vegetation clearing within this community that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
Butternut	<i>Juglans cinerea</i>	S2?	END	END	Found alone or in small groups, in mixed hardwood stands or along fence lines or open fields / agricultural areas.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025.
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	S3	END	END	Usually found in open wooded areas and woodland edges with numerous dead trees which the birds use for nesting and as a food source.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. Minimal large dead trees were present within the subject property.

Folkard Lane - Environmental Impact Study  
Table 2 - Species at Risk Summary (Terrestrial)  
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Common Name	Species Name	S Rank	SARA	SARO	Habitat Requirements	Potential for Species to be Present / Impacted	Rationale / Potential Impacts
Golden Eagle	<i>Aquila chrysaetos</i>	S1B, S4N	NAR	END	Typical found nesting in remote areas on steep cliff or riverbank ledges. Hunting is focussed in open areas such as large bogs or tundra, or in areas of deer wintering for individuals which may overwinter in southern Ontario.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. No suitable habitat (i.e. steep cliffs, ledges) present on subject property.
Blanding's Turtle	<i>Emydoidea blandingii</i>	S3	END	THR	Can be found in many types of wetland habitat but prefers a complex of upland and wetland habitat types. Habitat preferences consists of shallow and deep pools of water connected by channels, open or absent tree canopy, trees along the waters edge, a dense cover of shrubs with hummocks and tussocks through the wetland, and organic debris in the substrate.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. wetlands) present on subject property.
Eastern Meadowlark	<i>Sturnella magna</i>	S4B	THR	THR	Moderately tall grasslands, pastures, hayfields, alfalfa fields, weedy borders of croplands, orchards, airports, roadsides, shrubby overgrown fields and any other open areas present. Commonly seen sitting on small trees, fence posts or shrubs. Minimum area required estimated to be 5 hectares.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. No suitable habitat (i.e. grasslands, pastures) present on subject property.
Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	Dense grasses or hayfields south of the boreal forest of Ontario, where they build their small nests on the ground. Feed off insects that are found in these grassy environments.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. No suitable habitat (i.e. grasslands, pastures) present on subject property.
Chimney Swift	<i>Chaetura pelagica</i>	S3B	THR	THR	The Chimney Swift is a small bird that can be found nesting on cave walls, hollow trees, chimney's, or other man-made vertical structures. They feed off flying insects, which congregate close to water sources, and commonly forage in flocks to catch their prey in flight.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. No suitable habitat (i.e. caves, hollow trees, man-made vertical structures) present on subject property.
Bank Swallow	<i>Riparia riparia</i>	S4B	THR	THR	Typically found in burrows in natural and man-made setting within vertical faces of silt and sand deposits.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. No suitable habitat (i.e. burrows, man-made vertical structures) present on subject property.
Gray Ratsnake	<i>Pantherophis spiloides</i>	S3	THR	THR	The Frontenac Axis population can be found inhabiting a variety of different habitat, such as deciduous forests, wetlands, lakes, rocky outcrops and agricultural fields. During hibernation and egg laying they will commonly return to the same sites. They often lay their eggs in compost piles or logs where they are incubated.	Minimal	No observations of species during field surveys completed by Ainley Group in 2024 and 2025. The ideal habitat for Gray Ratsnake consists of Canadian Shield ridges and open water wetland areas, neither of which are present on the subject property.

Folkard Lane - Environmental Impact Study  
Table 2 - Species at Risk Summary (Terrestrial)  
24179-1

Common Name	Species Name	S Rank	SARA	SARO	Habitat Requirements	Potential for Species to be Present / Impacted	Rationale / Potential Impacts
Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	SC	Farmlands or rural areas; cliffs, caves, rock niches; buildings or other man-made structures for nesting; open country near body of water.	Minimal	No observations of species during field surveys completed by Ainley Group in 2024 and 2025. No suitable habitat (i.e. farmland) observed on subject property.
Wood Thrush	<i>Hylocichla mustelina</i>	S4B	THR	SC	Found in mature deciduous and mixed forest. Limited to moist stands with well-developed undergrowth and tall trees.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. mature deciduous or mixed forest) observed on subject property.
Short-eared Owl	<i>Asio flammeus</i>	S4?B,S2S3N	SC	THR	Found in open areas including grasslands, marshes, and tundra where it hunts small mammals and nests on the ground.	Minimal	No observations of species during field surveys completed by Ainley Group in 2024 and 2025. No suitable habitat (i.e. grasslands, marshes, tundra) observed on subject property.
Eastern Wood-Pewee	<i>Contopus virens</i>	S4B	SC	SC	Found in the mid-canopy layer of forest clearings and edges of deciduous and mixed forest. Most abundant in mature forest stands with little understory.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. mature deciduous or mixed forest) observed on subject property.
Snapping Turtle	<i>Chelydra serpentina</i>	S3	SC	SC	Permanent, semi-permanent fresh water; marshes, swamps or bogs; rivers and streams with soft muddy banks or bottoms; often uses soft soil or clean dry sand on south-facing slopes for nest sites; may nest at some distance from water; often hibernate together in groups in mud under water; home range size ~28ha.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. swamp, marsh) observed on subject property.
Common Nighthawk	<i>Chordeiles minor</i>	S4B	SC	SC	Typical occupies natural sites, with typical habitat consisting of open areas with little to no ground vegetation; typically logged or burned over area, forest clearings, rock barrens, peat bogs, lakeshores, and mine tailings.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. open areas with no vegetation) observed on subject property.
Monarch	<i>Danaus plexippus</i>	S2N, S4B	END	SC	The Monarch utilizes three (3) different habitat types over the course of its lifecycle including the following: • Open meadows and field where milkweed plants are prevalent (Caterpillar life cycle stage). • Diverse habitat with abundant wildflowers (Adult life cycle stage). • Oyamel Fir Forests of Central Mexico (Adult life cycle stage during overwintering).	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. Suitable habitat not anticipated to be present as meadows had only occasional milkweed plants.
Grasshopper Sparrow	<i>Ammodramus savannarum pratensis</i>	S4B	SC	SC	The Grasshopper Sparrow is a grassland bird species known to nest in hayfields, pastures, alvars, prairies, and occasionally grain crops. The species will create a well-hidden cup shaped nest woven from grasses.	Minimal	No observations of species during field surveys completed by Ainley Group in 2024 and 2025. No suitable habitat (i.e. farmland) observed on subject property.
Peregrine Falcon	<i>Falco peregrinus</i>	S4	NAR	SC	Commonly found nesting on tall cliff ledges in close proximity to large bodies of water, but have also been known to nest on the ledges of tall buildings in urban environments.	Minimal	No observations of species during field surveys by Ainley Group in 2024 and 2025. No suitable habitat (i.e. tall cliffs, ledges) present on subject property.

Folkard Lane - Environmental Impact Study  
**Table 2 - Species at Risk Summary (Terrestrial)**  
 24179-1

Common Name	Species Name	S Rank	SARA	SARO	Habitat Requirements	Potential for Species to be Present / Impacted	Rationale / Potential Impacts
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	S3	SC	SC	Aquatic, except when laying eggs; shallow slow moving water of lakes, streams, marshes and ponds; hibernate in underwater mud, in banks or in muskrat lodges; eggs are laid in debris or under stumps or fallen logs at waters edge; often share nest sites; sometimes congregate at hibernation sites; not readily observed.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. aquatic) observed on subject property.
Northern Map Turtle	<i>Graptemys geographica</i>	S3	SC	SC	It inhabits rivers and lakeshores where emergent rocks and fallen trees are present for the turtles to bask on. High-quality water that can support mollusc life is necessary for the females diet. In the winter, they select deep slow-moving sections of river to hibernate.	Minimal	No observations of species during field survey by Ainley Group in 2024 and 2025. No suitable habitat (i.e. aquatic) observed on subject property.

1. List of Species at Risk determined through information provided by the MNRF and Natural Heritage Information Centre and Site Observations by Ainley Group.
2. Ministry of Natural Resources. 2000. Significant Wildlife Habitat Guide - Appendix G.

### **7.6.2 Significant Wetlands and Coastal Wetlands**

Significant wetlands and coastal wetlands within Prince Edward County have been mapped on Schedule 'B' of the County's Official Plan. Per this Schedule and through confirmatory site visits, no significant wetlands or coastal wetlands are present on or adjacent to the subject property. As such no impacts to significant wetlands or coastal wetlands are anticipated as a result of the proposed undertaking.

### **7.6.3 Significant Woodlands**

Significant woodlands within Prince Edward County have been mapped on Schedule 'B' of the County's Official Plan. Per this Schedule, no significant woodlands are present on or adjacent to the subject property. As such no impacts to significant woodlands are anticipated as a result of the proposed undertaking.

### **7.6.4 Significant Valleylands or Areas of Natural and Scientific Interest (ANSI)**

Significant valleylands and areas of natural and scientific interest (ANSIs) within Prince Edward County have been mapped on Schedule 'B' of the County's Official Plan. Per this Schedule, no significant valleylands or ANSIs are present on or adjacent to the subject property. As such no impacts to significant valleylands or ANSIs are anticipated as a result of the proposed undertaking.

### **7.6.5 Significant Wildlife Habitat**

In accordance with the *NHRM* (OMNR, 2010), there are four categories of significant wildlife habitat including the following:

- Rare vegetation communities or specialized habitat for wildlife.
- Habitat of species of conservation concern.
- Animal movement corridors.
- Habitats of seasonal concentrations of animals.

Background information from NHIC indicates the presence of a Mixed Wader Nesting Colony in the general study area. Per the *Significant Wildlife Habitat Criteria Schedules For Ecoregion 6E*, such nesting areas are identified as Colonially Nesting Bird Breeding Habitat (Trees / Shrubs) and consist of a presence of ten (10) or more active nests for Great Blue Heron or, the presence of one (1) or more for Black-crowned Night Heron and are found in live or dead standing trees in wetland communities. No nests of the identified bird species' were observed within the subject property. As such, no impacts to the identified Mixed Wader Nesting Colony are anticipated as a result of the undertaking.

A screening for the potential of significant wildlife habitat is provided below in **Table 3**.

**Table 3 – Significant Wildlife Habitat Screening Table**

<b>Significant Wildlife Habitat Category</b>	<b>Comments</b>	<b>Confirmed / Candidate / Absent</b>
Waterfowl Stopover and Staging Areas (Terrestrial)	Subject property does not meet habitat criteria – no flooded areas observed in spring.	Absent
Waterfowl Stopover and Staging Areas (Aquatic)	Subject property does not meet the habitat criteria – no marsh, swamp, or shallow aquatic vegetation communities present.	Absent
Shorebird Migratory Stopover Area	Subject property does not meet the habitat criteria – no beach/bar, sand dune, or meadow marsh vegetation communities present.	Absent
Raptor Wintering Area	Subject property does not meet habitat criteria – does not meet the minimum required area (> 20 ha).	Absent
Bat Hibernacula	Subject property does not meet habitat criteria – ELC ecosites for candidate habitat not present.	Absent
Bat Maternity Colonies	Subject property does not meet habitat criteria – Forest communities generally younger, small diameter trees.	Absent
Turtle Wintering Areas	Subject property does not meet habitat criteria – ELC ecosites for candidate habitat not present.	Absent
Reptile Hibernaculum	Subject property does not meet habitat criteria – ELC ecosites /	Absent

<b>Significant Category</b>	<b>Wildlife</b>	<b>Habitat</b>	<b>Comments</b>	<b>Confirmed / Candidate / Absent</b>
			habitat criteria for candidate habitat not present.	
Colonially – Nesting Bird Breeding Habitat (Bank and Cliff)			Subject property does not meet habitat criteria – ELC ecosites / habitat criteria for candidate habitat not present.	Absent
Colonially – Nesting Bird Breeding Habitat (Trees/Shrubs)			Subject property does not meet habitat criteria – ELC ecosites / habitat criteria for candidate habitat not present.	Absent
Colonially – Nesting Bird Breeding Habitat (Ground)			Subject property does not meet habitat criteria – Defining criteria for habitat not met.	Absent
Migratory Butterfly Stopover Areas			Based on a review of available background information, site has not been noted anecdotally as a candidate site. Prince Edward Point and Presque'ile Provincial Park are the nearest identified migratory butterfly stopover areas.	Absent
Landbird Migratory Stopover Areas			Subject property does not meet habitat criteria – habitat criteria (i.e. forest communities a minimum 10 ha size) for candidate habitat not present.	Absent
Deer Yarding Areas			Subject property has not been identified as a Stratum 1 or 2 deer wintering area by MNRF.	Absent
Deer Winter Congregation Areas			Subject property has not been identified as a Stratum 1 or 2 deer wintering area by MNRF.	Absent

<b>Significant Category</b>	<b>Wildlife</b>	<b>Habitat</b>	<b>Comments</b>	<b>Confirmed / Candidate / Absent</b>
Cliffs and Talus Slopes			ELC community not identified on subject property during field review by Ainley Group in 2024 and 2025.	Absent
Sand Barren			ELC community not identified on subject property during field review by Ainley Group in 2024 and 2025.	Absent
Alvar			ELC community not identified on subject property during field review by Ainley Group in 2024 and 2025.	Absent
Old Growth Forest			Subject property does not meet habitat criteria – habitat criteria (i.e. woodlots a minimum 30 ha size) for candidate habitat not present.	Absent
Savannah			ELC community not identified on subject property during field review by Ainley Group in 2024 and 2025.	Absent
Tallgrass Prairie			ELC community not identified on subject property during field review by Ainley Group in 2024 and 2025.	Absent
Other Communities	Rare	Vegetation	Rare ELC communities not identified on subject property during field review by Ainley Group in 2024 and 2025.	Absent
Waterfowl Nesting Area			Subject property does not meet habitat criteria – ELC ecosites / habitat criteria for candidate habitat not present.	Absent

<b>Significant Category</b>	<b>Wildlife Habitat</b>	<b>Comments</b>	<b>Confirmed / Candidate / Absent</b>
Bald Eagle ( <i>Haliaeetus leucocephalus</i> ) and Osprey ( <i>Pandion haliaetus</i> ) Nesting, Foraging and Perching Habitat		Subject property does not meet habitat criteria – habitat criteria for candidate habitat not present.	Absent
Woodland Raptor Nesting Habitat		Subject property does not meet habitat criteria – habitat criteria for candidate habitat not present.	Absent
Turtle Nesting Areas		Subject property does not meet habitat criteria – ELC ecosites / habitat criteria for candidate habitat not present.	Absent
Seeps and Springs		No seeps or springs observed on subject property during field surveys completed by Ainley Group in 2024 and 2025.	Absent
Amphibian Breeding Habitat (Woodlands)		Subject property does not meet habitat criteria – habitat criteria for candidate habitat not present.	Absent
Amphibian Breeding Habitat (Wetlands)		Subject property does not meet habitat criteria – ELC ecosites / habitat criteria for candidate habitat not present.	Absent
Woodland Area-Sensitive Bird Breeding Habitat		Subject property does not meet habitat criteria – habitat criteria (i.e. woodlot > 30 ha) for candidate habitat not present.	Absent
Marsh Bird Breeding Habitat		Subject property does not meet habitat criteria – ELC ecosites / habitat criteria for candidate habitat not present.	Absent

Significant Category	Wildlife	Habitat	Comments	Confirmed / Candidate / Absent
Open County Habitat	Bird	Breeding	Subject property does not meet habitat criteria – habitat criteria (i.e. grasslands > 30 ha) for candidate habitat not present.	Absent
Shrub/Early Breeding Habitat	Successional	Bird	Subject property does not meet habitat criteria – defining criteria for confirmed habitat not met.	Absent
Terrestrial Crayfish			Terrestrial Crayfish only found in southwestern Ontario.	Absent
Special Concern and Rare Species			See <b>Section 7.6.1</b> for a discussion of SAR.	Absent
Amphibian Movement Corridors			Subject property does not meet habitat criteria – amphibian breeding habitat not present.	Absent
Deer Movement Corridors			Not identified on subject property by MNRF.	Absent

Per the above, no impacts to Seasonal Concentration Areas, Rare Vegetation Communities, Specialized Habitat for Wildlife, Habitat for Species of Conservation Concern, or Animal Movement Corridors are anticipated as a result of the proposed undertaking.

## 8.0 PROPOSED DEVELOPMENT

Specifics related to the proposed development include 3 storey townhouses (different configurations including standard, rear garage units, and back-to-back towns), bungalow townhouses, and commercial. A network of streets will be constructed providing access to the dwellings, and is anticipated to be connected to existing roadways such as Highway 49 and Folkard Lane. Pedestrian walkways are also proposed throughout the subject property. The proposed development layout is included in **Appendix G**.

Landscaping aspects of the proposed development will be refined during site plan approval; however, it is anticipated that a variety of landscape plantings (trees and shrubs) will be incorporated in landscape design.

Typical construction aspects of the proposed development are likely to include installation of entrances, excavation for building, parking area footprints, and grading / removal / clearing of vegetation for construction.

## **9.0 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

This section of the report describes the potential impacts on the natural heritage environment associated with the proposed development. It also outlines proposed mitigation measures, in consideration of standard development practices, in order to minimize or prevent negative impacts from the undertaking.

### **9.1.1 Erosion and Sediment Control**

#### Potential Impacts

Roadway, entrance, and parking lot construction, footprint excavation, and site grading activities, may result in the release of sediment into the adjacent natural features. In addition, exposed soils and/or stockpiles of excess material (such as earth, rock) can result in sediment transport to these areas during rain events.

#### Mitigation

In order to mitigate the transport of sediment during construction and post-development, environmental protection measures should be incorporated into the construction process. To ensure protection of the surrounding natural environment the following should be undertaken during development:

- Prior to construction, all erosion and control measures proposed for the site should be identified in an Erosion and Sediment Control Plan. The finalized plan is to be relayed to the contractor with all requirements communicated.
- Contractor shall prepare and provide a spill response measures and contingency plan, to be reviewed and approved by the Contract Administrator.
- All construction activities including maintenance procedures should be controlled to prevent entry of deleterious substances into the natural environment. General practice is that vehicular maintenance and refueling should be conducted at least 30 m from surface water features (i.e. Lake Ontario).
- During construction and grading activities, silt fence or other suitable erosion and sediment controls should be placed along the downgradient boundary of the construction zone to reduce the potential for sedimentation. Erosion control barriers should remain in place until the grading area becomes sufficiently vegetated to limit erosion and sedimentation potential. Once the site is stabilized, the erosion control barriers can be removed. Given the known sensitivities of the downgradient features (i.e. Lake Ontario), consideration may be warranted for a multi-layered approach to erosion and sedimentation control.

- Exposed soils associated with grading areas should be minimized to the extent possible.
- Exposed areas of the site should be stabilized prior to winter shutdown each year.
- Run-off from construction materials and any stockpiles shall be contained and discharged so as to prevent entry of sediment to the adjacent environment.
- The Contract Administrator (CA) should complete inspections of the erosion control features at regular intervals during construction, and at an increased frequency wherever there is the high potential for sedimentation (i.e. heavy rain events). Any deficiencies identified by the CA are to be immediately corrected by the Contractor.
- Daily inspection of the erosion control features by the Contractor.
- A minimum of 200 m of stand-by prefabricated silt fence barrier (in addition to those controls identified above) is to be maintained onsite prior to commencement of grading operations and throughout the duration of construction.

### **9.1.2 Surface Water Contamination and Debris Accumulation**

#### **Potential Impacts**

During construction activities, including excavation, site grading, servicing, and road construction, the potential for accidental fuel or lubricant spillage, debris accumulation, and subsequent contamination to surface water is increased.

Site occupancy is also anticipated to result in the use of road salt for winter de-icing and pesticides / herbicides during the growing season. Further, site occupancy also has the potential to increase debris / waste accumulation on the property.

#### **Mitigation**

To prevent the contamination of any surface water features in the general project area during construction, precautions should be taken to avoid accidental spillage or discharge of chemical contaminants (e.g., gasoline, oils and lubricants). These precautions require refueling to be carried out a minimum of 30 m from surface water features in a controlled manner so as to prevent fuel spillage. In addition, all machinery should be kept out of the setbacks noted above, and an emergency spill response kit should be on site at all times. In the event that a spill occurs, proper containment, clean up and reporting, in accordance with provincial requirements, should be undertaken.

Inputs to surface water features from the use of road salt and pesticides / herbicides will be mitigated through the implementation of the stormwater management measures proposed for the site.

The Contractor will be required to take all necessary precautions to prevent the accumulation of litter and construction debris in any natural areas within and outside of the construction grading limits. All materials used or generated (e.g. organics, soils, debris, stockpiles) should be disposed of or stored in a manner that mitigates their entry to the adjacent surface water features (Lake Ontario). Bylaws within Prince Edward County related to the accumulation of debris / waste on properties are anticipated to minimize the deposition of such materials on the property.

### **9.1.3 Vegetation**

#### Potential Impacts

Construction activities will result in the removal of vegetation for the buildings, roadways, and parking areas anticipated to be constructed.

A number of invasive / non-native species were noted to be present on the subject property within **Section 7.3** and **Appendix C**. Vegetation clearing activities have the potential to spread these species on / adjacent to the subject property or to offsite locations should disposal be required.

Impacts may also occur to any retained trees, particularly where development encroaches within the tree drip line.

#### Mitigation

Prince Edward County enacted a *Tree Management and Preservation Policy* effective January 12, 2021. This policy provides guidance on how the preservation and replacement / removal of trees is managed on municipally owned lands and private lands within designated settlement areas that are subject to an application for approval under the *Planning Act*.

Vegetation removal is expected during construction; however, measures should be taken to limit vegetation removal to the extent possible, in an effort to maintain the ecological integrity of the landscape. As part of any tree removal during construction, appropriate tree felling and grubbing procedures should be utilized in order to minimize impacts on surrounding vegetation.

In an effort to limit the spread of invasive species which may be present on the subject property, or those which could be present in the form of seed on construction equipment entering the property, construction equipment entering or used on the subject property should be inspected and cleaned per the *Clean Equipment Protocol for Industry* (Halloran et al., 2016). Further, disposal of any material leaving the site that may contain invasive species or their seeds should be completed according to *A Quick Reference Guide to Managing Invasive Plants in Ontario* (Pridham, 2018). This document should also be incorporated (where applicable) into on-site activities for the management of any invasive species that may have already spread to those portions of the site that will be retained as natural areas. This will help to naturalize and enhance the ecology of the site.

A discussion of mitigation associated with SAR is provided in **Section 9.1.6**.

#### **9.1.4 Wildlife and Birds**

##### Potential Impacts

Potential impacts to wildlife and bird migration are anticipated to predominantly be associated with footprint clearing, excavation, and grading activities, and are expected to generally be temporary in nature. Given the disturbed and developed nature of the subject property and surrounding area, it is anticipated that wildlife use of the subject property is dominated by urban tolerant species.

It is anticipated that the proposed development (upon completion of construction) will result in increased light and noise; however, it is anticipated that the subject property is already influenced by the light and noise of the nearby residential developments, and existing road traffic along Folkard Lane and Highway 49.

##### Mitigation:

To limit potential impacts, care should be taken during construction to avoid incidental contact with wildlife.

Migratory breeding birds are protected under the *Migratory Birds Convention Act, 1994*. Under this act it is unlawful to kill or destroy migratory breeding birds or active nests. To avoid impacts to migratory birds, vegetation removal (as necessary) during development of the subject property is to be avoided between April 15 and August 15 (migratory bird breeding and nesting period; Environment and Climate Change Canada, 2018). Further, it should be noted that occupied migratory bird nests are protected at any time of the year (including outside of the migratory bird breeding and nesting period). Should a migratory bird nest be found to be occupied outside of the migratory bird breeding and nesting period, then any activity that may harm or damage the nest or occupying individual must cease until the nest is no longer occupied.

#### **9.1.5 Significant Wildlife Habitat**

##### Potential Impacts

Per **Section 7.6.5**, one potential significant wildlife habitat was identified in the area of the subject property, Mixed Wader Nesting Colony. However, no nests of the identified bird species' were observed within the subject property. As such, no impacts to the identified Mixed Wader Nesting Colony are anticipated as a result of the undertaking.

#### **9.1.6 Species At Risk (SAR)**

##### Potential Impacts

As discussed in **Section 7.6.1** and **Table 2**, the proposed development has the potential to impact the following Endangered or Threatened SAR identified for the subject property:

- Little Brown Bat (*Myotis lucifugus*)
- Northern Long-eared Bat (*Myotis septentrionalis*)
- Tri-colored Bat (*Perimyotis subflavus*)
- Eastern Small-footed Myotis (*Myotis leibii*)
- Eastern Red Bat (*Lasiurus borealis*)
- Hoary Bat (*Lasiurus cinereus*)
- Silver-haired Bat (*Lasionycteris noctivagans*)

The above noted Endangered and Threatened species may be impacted as a result of vegetation clearing on the subject property for site grading, excavation, servicing, and road construction. This clearing has the potential to impact individuals that may be present on the subject lands.

#### Mitigation

Mitigation measures for protection of SAR should include the following:

- Any vegetation clearing within treed communities (i.e. ELC community FOCM2-1) on the subject property that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
- The construction contractor should be familiar with the SAR noted in this report. If SAR are identified during construction, all works in the immediate area should cease and the MECP must be contacted for direction on how to proceed.
- Harassment to SAR should not occur during construction activities.

#### **9.1.7 Environmentally Sensitive Areas**

##### Potential Impacts

No rare vegetation communities were identified by the MNR or NHIC within the study limits, nor were any identified during field investigation for ELC. Lake Ontario has been identified as an environmentally sensitive area, located within 120 m of the subject property.

##### Mitigation

Mitigation measures as outlined within **Section 9.1.1**, and **Section 9.1.2** are anticipated to limit the potential for impacts to Lake Ontario.

### **9.1.8 Fisheries, Associated Habitat, and In-Water Works**

#### Potential Impacts

Per the information in **Section 7.4**, there are no provincially significant wetlands, unevaluated wetlands, or watercourses mapped on the 49 & 57 Folkard Lane property, nor were any observed through the field surveys completed on the property. The lack of wetland / watercourse features on the Folkard Lane property is interpreted to preclude use of the property by fish and aquatic SAR. Although, there are no direct impacts on the subject property, it is in close proximity to Lake Ontario. However, no in-water works in Lake Ontario are anticipated as a result of the undertaking. As such no impacts to fish or fish habitat is anticipated as a result of the proposed undertaking.

### **9.1.9 Long Term Use (Cumulative Impacts)**

#### Potential Impacts

Cumulative impacts are generally defined as impact on the environment resulting from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions (Clark, 1994). In regards to the 49 & 57 Folkard Lane property, reasonably foreseeable future actions are interpreted to include the developed use of the subject property for residential purposes.

Further to the information included in the previous sections, long term use of the proposed development has the potential to cause cumulative impacts to natural heritage features / functions that are on and adjacent to the subject lands. Potential cumulative impacts may include the following:

- Possible release of sediment into natural features which are located on / adjacent the subject property.
- Possible increase debris / waste accumulation on the property.
- An increase of noise and human activity due to development.

As noted in **Section 9.1.4**, it is anticipated that the proposed development (upon completion of construction) will result in increased light and noise; however, it is anticipated that the subject property is already influenced by the light and noise of the nearby residential developments, and existing road traffic. Based on this it is not anticipated there will be a measurable effect on wildlife as a result of the proposed development.

#### Mitigation

- Bylaws within Prince Edward County related to the accumulation of debris / waste on properties are anticipated to minimize the deposition of such materials on the property.

- Human activity and the associated increase of noise experienced within the surrounding lands can be abated through minimizing the extent of vegetation removal across the subject lands to the extent possible.

## 10.0 MONITORING

Further to the information within **Section 9.0**, and in addition to the identified mitigation measures, in an effort to ensure no negative impacts to the natural heritage features present on / adjacent to the subject property, or their ecological functions, the following monitoring program is recommended:

### During Construction Monitoring

- The Contract Administrator (CA) should complete inspections of the erosion control features at regular intervals during construction, and at an increased frequency wherever there is the high potential for sedimentation (i.e. heavy rain events). Any deficiencies identified by the CA are to be immediately corrected by the Contractor.
- Daily inspection of the erosion control features by the Contractor.

### Post Construction Monitoring

- Where any trees have been identified to be retained as part of submissions to meet the requirements of Prince Edward County's *Tree Management and Preservation Policy*, post construction monitoring should be completed per any direction provided within the associated arborist study.
- Further to the mitigation outlined in **Section 9.1.3**, if management of any invasive species that may have already spread to those portions of the site that will be retained as natural areas has been completed, a review of the success of management activities (i.e. incorporation of *A Quick Reference Guide to Managing Invasive Plants in Ontario* (Pridham, 2018) into on-site activities) should be completed within the first growing season post construction. An assessment of the need for additional invasive species management should be included as part of this review.

## 11.0 POLICY CONFORMITY

The following describes the applicable policies / legislation as outlined in **Section 6.0**, and provides a statement regarding whether or not the proposed 49 & 57 Folkard Lane development is in conformity. Policy conformity has been summarized in **Table 4**, with details in the following sections.

**Table 4 – Policy Conformity**

<b>Policy / Legislation</b>	<b>Applicable Policies</b>	<b>Development Conforms (Y/N)</b>
<i>Fisheries Act</i>	Fish and fish habitat protection.	Y
<i>Migratory Birds Convention Act</i>	Protection of migratory birds (breeding and otherwise) including active nests, adults, and young.	Y
<i>Federal Species at Risk Act</i>	Not Applicable.	N/A
Provincial Planning Policy	Sections 4.1 and 4.2	Y
<i>Provincial Endangered Species Act</i>	Species and habitat protection for species at risk, and / or applicable approvals if deemed necessary.	Y (No approvals required)
Prince Edward County Official Plan	Entire Document	Y
Picton Urban Centre Secondary Plan	Entire Document	Y
Prince Edward County Zoning By-law	Entire Zoning By-law	Y
Quinte Conservation - <i>Ontario Regulation 42/24 Policy Document</i>	Not Applicable	N/A

### 11.1 Fisheries Act

The Canadian *Fisheries Act* is a comprehensive legislation that provides protection of all fish and fish habitat, by protecting against the death of fish (other than by fishing) and the harmful alteration, disruption, or destruction (HADD) of fish habitat.

As outlined in **Section 9.1.8**, no impacts to fisheries or associated habitat (i.e. death of fish or HADD), and no in-water works are anticipated as a result of the undertaking. As such, the proposed development is considered to be in conformity to the *Fisheries Act*.

No *Fisheries Act* permitting requirements, or *Authorizations*, are anticipated as a result of the undertaking.

## 11.2 Migratory Birds Convention Act

The *Migratory Birds Convention Act* is a federal legislation that provides protection for migratory birds, including nests, eggs, or any part of a bird. This legislation makes it unlawful, regardless of intent, to kill or harm migratory birds or destroy or disturb their nests or eggs. The legislation applies to activities that result in incidental take (i.e. site clearing).

As outlined in **Section 9.1.4**, no impacts to migratory birds including nests, eggs, or any part of a bird are anticipated as a result of the undertaking. As such, the proposed development is considered to be in conformity to the *Migratory Birds Convention Act*.

No *Migratory Birds Convention Act* permitting requirements are anticipated as a result of the undertaking.

## 11.3 Federal Species at Risk Act (SARA)

The federal *Species at Risk Act (SARA)* is a national legislation that provides protection for native Canadian wildlife (including plants, animals, birds, insects, etc.) to ensure they do not become extirpated or extinct and to lay out the actions necessary for their recovery. This *Act* only applies to federally owned lands, or those lands under federal jurisdiction.

*SARA* is not interpreted to apply to the subject lands as they are privately owned. Further, as outlined in **Section 9.1.8**, no impacts to fisheries or associated habitat, and no in-water works are anticipated as a result of the undertaking. As such, the proposed development is considered to be in conformity to *SARA*.

No *SARA* permitting requirements are anticipated as a result of the undertaking.

## 11.4 Provincial Planning Policy

The Provincial Planning Statement (PPS) (MMAH, 2024) outlines policies related to natural heritage features (Section 4.1) and water resources (Section 4.2). The *Planning Act* requires that planning decisions shall be consistent with the PPS.

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, 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:

- Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E,

- Significant woodlands (Ecoregions 6E and 7E, excluding islands in Lake Huron and the St. Mary's River),
- Significant valley lands (Ecoregions 6E and 7E, excluding islands in Lake Huron and the St. Mary's River),
- Significant wildlife habitat,
- Significant Areas of Natural and Scientific Interest (ANSI), and
- Coastal wetlands in Ecoregions 5E, 6E, and 7E.

Development and site alterations shall not be permitted in fish habitat or the habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

In addition, development and site alteration is not permissible on lands adjacent to the natural features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that no negative impacts on natural features and functions will occur. Development and site alteration shall not be permitted in fish habitat except in accordance with federal and Ontario-specific requirements.

Provided the mitigation measures as outlined within **Section 9.0** are adhered to, the proposed development is considered to be in conformity to sections 4.1 and 4.2 of the PPS.

### **11.5 Provincial Endangered Species Act (SARO)**

In June 2007, Ontario enacted a provincial *Endangered Species Act* to protect Species at Risk in Ontario. A species at risk is defined as any naturally-occurring plant or animal in danger of extinction or of disappearing from the province. Species are added to the Species at Risk in Ontario (SARO) List once they are evaluated and classified as "at risk". Protection under the *Act* means this species is protected from being killed, harmed, harassed, or captured. Damaging or destroying the habitat of endangered or threatened species is also prohibited under the *Act*. Additionally, in order to conform to the PPS no development or site alteration is permitted in the significant habitat of a species of conservation concern (MMAH, 2024).

On July 1, 2013, regulatory changes for modernizing approvals for the *Endangered Species Act* (Ontario Regulation 176/13) came into effect. The regulation applies to all species on the SARO list as of January 24, 2014. The requirements of the regulation include common elements of minimizing adverse effects, mitigation plans, monitoring, and reporting and recording. The regulations have streamlined the approvals process by organizing control of activities into four categories; Elimination, Rules in Regulation, Registration and Review and Approval.

Provided the mitigation measures as outlined within **Section 9.1.6** are adhered to, the proposed 49 & 57 Folkard Lane development is considered to be in conformity to the *ESA*.

No *ESA* permitting requirements are anticipated as a result of the undertaking.

## 11.6 Prince Edward County Official Plan

Prince Edward County has prepared an Official Plan (OP) with the intention that it will guide development activities within the County until the year 2046, with the plan to be reviewed every 5 years. Schedule 'A-2' of the OP applies the Urban Centre land designation to the subject property. It is the intent that the OP is read in conjunction with the applicable Secondary Plan for lands with this designation. Schedule 'B' of the Official Plan does not indicate the presence of any natural features or areas on the subject property.

The Terms of Reference necessary to complete an EIS per the OP include:

- Description of proposed development
- Study area boundaries
- Key ecological features, functions linkages and other natural processes that may be affected, directly or indirectly, by development
- Information needs and availability of information
- Potential impacts associated with the proposed development
- Means of avoiding or mitigating anticipated impacts
- The nature and extent of additional information or studies that may be required

This EIS has been prepared in consideration of the Terms of Reference for an EIS, as outlined within the Prince Edward County Official Plan.

Provided the mitigation measures as outlined within **Section 9.0** are adhered to, the proposed 49 & 57 Folkard Lane development is considered to be in conformity to the Prince Edward County Official Plan.

## 11.7 Picton Urban Centre Secondary Plan

IBI, on behalf of Prince Edward County, has prepared the Picton Urban Centre Secondary Plan (Secondary Plan) with the intention that it will provide the framework for decision making regarding the development of the Picton Hallowell area. Within the Plan, the subject lands are identified as part of the Town Residential Area. The Secondary Plan notes that the policies of this area are intended to permit residential uses at all densities.

The Secondary Plan notes that an EIS is required where development is proposed within or adjacent (i.e. within 30 m) to lands identified as 'Environmentally Protected'. Per the Land Use Schedule for the Secondary Plan, no 'Environmentally Protected' lands have been identified on or adjacent to the subject lands.

Further to the above, the Secondary Plan also makes reference to setback requirements with respect to natural or human-made hazards. These hazards are identified to include such features as;

- Floodplains
- Steep or unstable slopes

- Abandoned mines and petroleum wells
- Potentially contaminated sites
- Certain industrial and waste-related facilities.

The location of such features are shown on Schedule D of the Secondary Plan. No features are identified on the subject property.

Section 5.4 of the Secondary Plan provides a Terms of Reference for the completion of an EIS. The Terms of Reference include that the EIS should be prepared by a qualified professional, include a detailed description of the development, be consistent with the Provincial Policy Statement (PPS), include scaled maps of the subject property and adjacent areas, identify the precise location of all natural features, provide a thorough field inventory, identify SAR and SAR habitat, a description of the survey methods and dates, include information from others, a review of the ecological functions of the natural features, discuss the significance of the natural features as defined in the PPS, predict any impacts and residual effects, and evaluate the significance of the predicted positive and negative impacts.

This EIS has been prepared in consideration of the Terms of Reference for an EIS, as outlined within the Prince Edward County Picton Urban Centre Secondary Plan.

Provided the mitigation measures as outlined within **Section 9.0** are adhered to, the proposed 49 & 57 Folkard Lane development is considered to be in conformity to the Prince Edward County Picton Urban Centre Secondary Plan.

### **11.8 Prince Edward County Zoning By-Law**

Prince Edward County has prepared a Zoning By-law to identify the permitted use of lands within the County. Through a review of the Zoning By-law, the following notes have been made regarding the subject property.

- The Prince Edward County Comprehensive Zoning Bylaw schedules have identified the subject property as zoned Urban Residential Type 1 (R1).

The site specific zoning for the subject property was approved by the Ontario Land Tribunal in 2022, which permits residential development on the property.

### **11.9 Quinte Conservation Authority**

The study area is located within the jurisdiction (i.e. watershed) of Quinte Conservation (QC), and is subject to *O. Reg. 41/24 – Prohibited Activities, Exemptions, and Permits*. This regulation includes sections related to development on or adjacent to hazard lands, which includes such features as; watercourses / waterbodies, floodplains, steep slopes (i.e. escarpments), and wetlands (marsh, swamp, fen, and bog). Setback requirements from hazard lands are identified within QC policy documents.

Regulated areas within the QC watershed have been identified within their online mapping tool. A review of this mapping tool indicates that the subject property does not fall within a regulated area of QC.

Further to the above, QC provided feedback on previous similar projects and noted that per *O. Reg. 596/22* QC no longer provides comments on the natural heritage components of applications submitted under the *Planning Act*.

## 12.0 CONCLUSIONS AND RECOMMENDATIONS

### 12.1 Conclusions

Based on the review of the background information, and the field visits completed in 2024 and 2025, the following conclusions have been made. These conclusions are to be considered in addition to the information presented in **Section 9.0** which provides a summary of potential impacts and mitigation measures.

- Development on the subject property is anticipated to include a mix of multi-residential (i.e. townhouses) dwellings and commercial buildings.
- No Provincially Significant Wetland, coastal wetland, significant woodland, significant valleyland, or ANSI, have been identified on the subject lands.
  - A Mixed Wader Nesting Colony has been identified through background documents to have the potential to occur on the property; however, no impacts are anticipated.
- No SAR were observed within the study area during field investigations by Ainley Group in 2024 and 2025.
- SAR with the potential to be found on the subject property / impacted by the proposed development include:
  - Little Brown Bat (*Myotis lucifugus*)
  - Northern Long-eared Bat (*Myotis septentrionalis*)
  - Tri-colored Bat (*Perimyotis subflavus*)
  - Eastern Small-footed Myotis (*Myotis leibii*)
  - Eastern Red Bat (*Lasiurus borealis*)
  - Hoary Bat (*Lasiurus cinereus*)
  - Silver-haired Bat (*Lasionycteris noctivagans*)
- No wetland or surface water features were identified on the subject property.

### 12.2 Recommendations

As a result of the aforementioned conclusions, the following recommendations are made:

- Prior to construction, all erosion and control measures proposed for the site should be

identified in an Erosion and Sediment Control Plan. The finalized plan is to be relayed to the contractor with all requirements communicated.

- Contractor shall prepare and provide a spill response measures and contingency plan, to be reviewed and approved by the Contract Administrator.
- All construction activities including maintenance procedures should be controlled to prevent entry of deleterious substances into the natural environment. Vehicular maintenance and refueling should be conducted at least 30 m from surface water features (i.e. Lake Ontario); however, these features were not observed on-site.
- During construction and grading activities, silt fence or other suitable erosion and sediment controls should be placed along the downgradient boundary of the construction zone to reduce the potential for sedimentation. Erosion control barriers should remain in place until the grading area becomes sufficiently vegetated to limit erosion and sedimentation potential. Once the site is stabilized, the erosion control barriers can be removed. Given the known sensitivities of the downgradient features (i.e. Lake Ontario), consideration may be warranted for a multi-layered approach to erosion and sedimentation control.
- Exposed soils associated with grading areas should be minimized to the extent possible.
- Exposed areas of the site should be stabilized prior to winter shutdown each year.
- Run-off from construction materials and any stockpiles shall be contained and discharged so as to prevent entry of sediment to the adjacent environment.
- The Contract Administrator (CA) should complete inspections of the erosion control features at regular intervals during construction, and at an increased frequency wherever there is the high potential for sedimentation (i.e. heavy rain events). Any deficiencies identified by the CA are to be immediately corrected by the Contractor.
- Daily inspection of the erosion control features by the Contractor.
- A minimum of 200 m of stand-by prefabricated silt fence barrier (in addition to those controls identified above) is to be maintained onsite prior to commencement of grading operations and throughout the duration of construction.
- To prevent the contamination of any surface water features in the general project area during construction, precautions should be taken to avoid accidental spillage or discharge of chemical contaminants (e.g., gasoline, oils and lubricants). These precautions require refueling to be carried out a minimum of 30 m from surface water features in a controlled manner so as to prevent fuel spillage. In addition, all machinery should be kept out of the setbacks noted above, and an emergency spill response kit should be on site at all times. In the event that a spill occurs, proper containment, clean up and reporting, in accordance with provincial requirements, should be undertaken.
- Inputs to surface water features from the use of road salt and pesticides / herbicides will be mitigated through the implementation of the stormwater management measures proposed for the site.

- The Contractor will be required to take all necessary precautions to prevent the accumulation of litter and construction debris in any natural areas within and outside of the construction grading limits. All materials used or generated (e.g. organics, soils, debris, stockpiles) should be disposed of or stored in a manner that mitigates their entry to the adjacent surface water features. Bylaws within Prince Edward County related to the accumulation of debris / waste on properties are anticipated to minimize the deposition of such materials on the property.
- Prince Edward County enacted a *Tree Management and Preservation Policy* effective January 12, 2021. This policy provides guidance on how the preservation and replacement / removal of trees is managed on municipally owned lands and private lands within designated settlement areas that are subject to an application for approval under the *Planning Act*.
- Vegetation removal is expected during construction; however, measures should be taken to limit vegetation removal to the extent possible, in an effort to maintain the ecological integrity of the landscape. As part of any tree removal during construction, appropriate tree felling and grubbing procedures should be utilized in order to minimize impacts on surrounding vegetation.
- In an effort to limit the spread of invasive species which may be present on the subject property, or those which could be present in the form of seed on construction equipment entering the property, construction equipment entering or used on the subject property should be inspected and cleaned per the *Clean Equipment Protocol for Industry* (Halloran et al., 2016). Further, disposal of any material leaving the site that may contain invasive species or their seeds should be completed according to *A Quick Reference Guide to Managing Invasive Plants in Ontario* (Pridham, 2018). This document should also be incorporated into on-site activities for the management of any invasive species that may have already spread to those portions of the site that will be retained as natural areas. This will help to naturalize and enhance the ecology of the site.
- Migratory breeding birds are protected under the *Migratory Birds Convention Act, 1994*. Under this act it is unlawful to kill or destroy migratory breeding birds or active nests. No impacts to migratory birds including nests, eggs, or any part of a bird are anticipated as a result of the undertaking. However, if a nest or migratory breeding bird is found within the subject property, vegetation removal (as necessary) during development of the subject property is to be avoided between April 15 and August 15 (migratory bird breeding and nesting period; Environment and Climate Change Canada, 2018). Further, it should be noted that occupied migratory bird nests are protected at any time of the year (including outside of the migratory bird breeding and nesting period). Should a migratory bird nest be found to be occupied outside of the migratory bird breeding and nesting period, then any activity that may harm or damage the nest or occupying individual must cease until the nest is no longer occupied.

- To limit potential impacts, care should be taken during construction to avoid incidental contact with wildlife.
- To reduce light effects on retained natural areas, wherever possible lighting installed as part of the development should consist of downward pointing, low-mounted fixtures with the duration and intensity of lighting set to the minimum feasible to meet safety standards. This may include the incorporation of motion sensors which could be used to increase lighting intensity from a moonlight level when pedestrian or vehicle traffic is present.
- Any vegetation clearing within treed communities (i.e. ELC communities FOCM2-1) on the subject property that is required to support future development should respect the active season for bats, with no clearing completed between April 1 and September 30, in any calendar year.
- The construction contractor should be familiar with the SAR noted in this report. If SAR are identified during construction, all works in the immediate area should cease and the MECP must be contacted for direction on how to proceed.
- Harassment to SAR should not occur during construction activities.
- Bylaws within Prince Edward County related to the accumulation of debris / waste on properties are anticipated to minimize the deposition of such materials on the property.
- Human activity and the associated increase of noise experienced within the surrounding lands can be abated through minimizing the extent of vegetation removal across the subject lands to the extent possible.

Provided these recommendations are followed, Ainley Group is of the opinion that the proposed 49 & 57 Folkard Lane development will have no negative impact to the natural heritage features or their ecological functions as identified within PPS, as listed below:

- No development within the significant habitat of endangered or threatened species.
- No development within significant wetlands.
- No development within significant coastal wetlands.
- No impacts to significant woodlands.
- No impacts to significant valley lands.
- No impacts to significant wildlife habitat, and
- No development within significant Areas of Natural and Scientific Interest (ANSI).

### **13.0 QUALIFICATIONS OF ASSESSORS**

This EIS has been prepared by Mr. Scott Reynolds and Mr. David Davison of Ainley Group. Qualifications for each of these team members is provided below and CVs are included in **Appendix G**.

Mr. Reynolds is the Manager of Environmental Planning and has twenty-one (21) years of diverse environmental experience including environmental, engineering and survey experience including terrestrial / fisheries investigations; individual and class environmental assessments in accordance with the Environmental Assessment Act; Phase I and II environmental site assessments; short and long-term strategic waste management planning; waste disposal site environmental compliance; monitoring, and reporting; engineering surveying in accordance with municipal and provincial standards. Mr. Reynolds has completed field investigations and reporting related to development proposals at over forty-five (45) properties in Ontario. Mr. Reynolds' field survey experience includes; Ecological Land Classification, migratory and breeding bird surveys, amphibian surveys, marsh breeding bird surveys, grassland bird surveys, species at risk bat surveys, and turtle surveys. Mr. Reynolds has also fulfilled the role of report writer and lead reviewer for Environmental Impact Study reports related to the proposed development, and has delivered summary presentations of potential impacts during public meetings. Mr. Reynolds has completed Ecological Land Classification training and is certified in the Ontario Wetland Evaluation System.

Mr. David Davison is a Senior Environmental Planner with twenty-one (21) years of diverse environmental experience including environmental field investigations, and reporting related to development proposals at over forty (40) properties in Ontario. Mr. Davison has conducted a range of field investigations including Ecological Land Classification, migratory and breeding bird surveys, amphibian surveys, marsh breeding bird surveys, grassland bird surveys, species at risk bat surveys, and turtle surveys. He has utilized the results of his field surveys to assess the potential for impacts to natural heritage features as a result of development proposals, with the results of this assessment formalized within an Environmental Impact Study report. Mr. Davison is certified in the Ontario Wetland Evaluation System.

## **14.0 CLOSURE**

Ainley Group has prepared this Environmental Impact Study per the terms of reference in an effort to describe the proposed development, summarize potential impacts due to the undertaking, and identify mitigation measures and monitoring commitments to limit potential impacts, and to identify any future studies required.

## 15.0 REFERENCES

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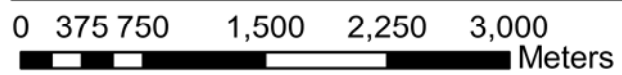
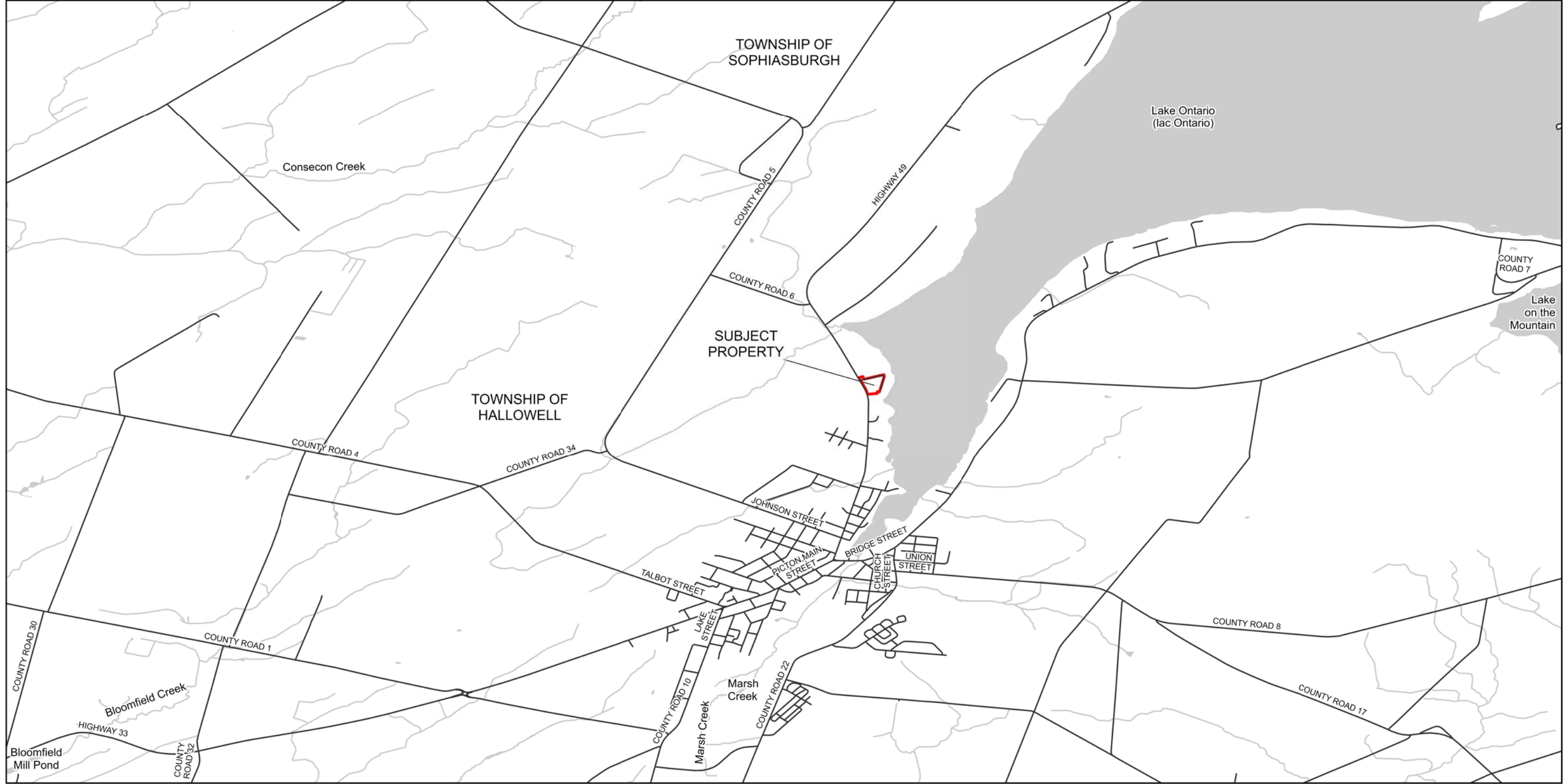
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Species Awareness Program, the Ontario Invasive Plan Council, and the MNRF.

## FIGURES



**METRIC**  
DIMENSIONS ARE IN METRES  
AND/OR MILLIMETRES  
UNLESS OTHERWISE SHOWN



Sources: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen and the GIS User Community

LEGEND

- ECOLOGICAL LAND CLASSIFICATION
- SUBJECT PROPERTY
- WATERBODY
- CVI\_1 - TRANSPORTATION
- MEGM3 - DRY-FRESH GRAMINOID MEADOW
- FOCM2-1 - DRY-FRESH RED CEDAR CONIFEROUS FOREST

FOLKARD LANE  
PRINCE EDWARD COUNTY



FIGURE  
2

METRIC

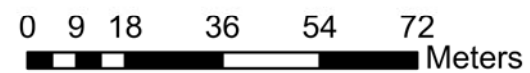
DIMENSIONS ARE IN METRES  
AND/OR MILLIMETRES  
UNLESS OTHERWISE SHOWN

EXISTING CONDITIONS



Lake Ontario  
(lac Ontario)

Maxar, Microsoft



Sources: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen and the GIS User Community

# **APPENDIX A**

## **Background Data**

## NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
1083553	WILDLIFE CONCENTRATION AREA	Mixed Wader Nesting Colony	Colonial Wading Bird Colony	SNR			18UP2877	
1083553	SPECIES	Midland Painted Turtle	Chrysemys picta marginata	S4		SC	18UP2877	
1083553	SPECIES	American Eel	Anguilla rostrata	S1S2	END	THR	18UP2877	
1083553	SPECIES	Eastern Meadowlark	Sturnella magna	S4B,S3N	THR	THR	18UP2877	
1083563	WILDLIFE CONCENTRATION AREA	Mixed Wader Nesting Colony	Colonial Wading Bird Colony	SNR			18UP2977	
1083563	SPECIES	Wood Thrush	Hylocichla mustelina	S4B	SC	THR	18UP2977	
1083563	SPECIES	American Eel	Anguilla rostrata	S1S2	END	THR	18UP2977	

Atlas Data Summary

Select what type of data summary you would like to display and click the appropriate view button. You can use the [square resource page](#) to find out where your atlas squares or regions are located.

What years do you want to display : :  ▾ Which version of the atlas  ▾

How do you want to view the results:  ▾

Show me statistics on the number of species reported, the effort, etc.

- 1. View summary statistics:  ▾
- 2. View summary statistics:  ▾ within region  ▾
- 3. View list of completed Point Counts in square ::

Show me the list of species, the highest breeding evidence and abundance

- 4. View species list for :  ▾
- 5. View species list for square or block no. :

Show me the list of regions or squares reporting a species

- 6. View list of  ▾ reporting  ▾

Species list for square 18UP27 (number of entries returned: 109)

Region	Square	Species	Breeding Evidence				Point Counts			
			Max BE	Categ	#Sq	Atlasser Name	#PC	%PC	Abun	#Sq
20	18UP27	Canada Goose	FY	CONF	1					
20	18UP27	Mute Swan	NE	CONF	1					
20	18UP27	Wood Duck	FY	CONF	1	David Bree				
20	18UP27	Mallard	FY	CONF	1	David Bree				
20	18UP27	Blue-winged Teal	FY	CONF	1					
20	18UP27	Green-winged Teal	P	PROB	1					
20	18UP27	Ruffed Grouse	NE	CONF	1					
20	18UP27	Wild Turkey	FY	CONF	1		2	6.67	0.0667	1
20	18UP27	American Bittern	T	PROB	1					
20	18UP27	Green Heron	H	POSS	1	David Bree				
20	18UP27	Turkey Vulture	T	PROB	1					
20	18UP27	Osprey	H	POSS	1					
20	18UP27	Northern Harrier	CF	CONF	1					
20	18UP27	Sharp-shinned Hawk	AE	CONF	1					
20	18UP27	Cooper's Hawk	T	PROB	1					
20	18UP27	Red-tailed Hawk	NY	CONF	1					
20	18UP27	American Kestrel	T	PROB	1					
20	18UP27	Virginia Rail	T	PROB	1					
20	18UP27	American Coot	H	POSS	1					
20	18UP27	Killdeer	FY	CONF	1		5	16.67	0.3	1
20	18UP27	Rock Pigeon	NY	CONF	1		3	10.0	0.3	1
20	18UP27	Spotted Sandpiper	FY	CONF	1					
20	18UP27	Common Snipe	T	PROB	1		1	3.33	0.0333	1
20	18UP27	American Woodcock	S	POSS	1					
20	18UP27	Mourning Dove	AE	CONF	1		15	50.0	0.9	1
20	18UP27	Black/Yellow-billed Cuckoo	S	POSS	1					
20	18UP27	Black-billed Cuckoo	H	POSS	1					
20	18UP27	Eastern Screech-Owl	T	PROB	1					
20	18UP27	Great Horned Owl	NY	CONF	1					
20	18UP27	Short-eared Owl	S	POSS	1					
20	18UP27	Northern Saw-whet Owl	FY	CONF	1					
20	18UP27	Common Nighthawk	S	POSS	1					
20	18UP27	Chimney Swift	FY	CONF	1					
20	18UP27	Ruby-throated Hummingbird	D	PROB	1					
20	18UP27	Belted Kingfisher	NY	CONF	1					
20	18UP27	Red-headed Woodpecker	P	PROB	1					

20	18UP27	Red-bellied Woodpecker	CF	CONF	1					
20	18UP27	Yellow-bellied Sapsucker	H	POSS	1					
20	18UP27	Downy Woodpecker	CF	CONF	1	2	6.67	0.0667	1	
20	18UP27	Hairy Woodpecker	FY	CONF	1					
20	18UP27	Northern Flicker	NY	CONF	1	3	10.0	0.1	1	
20	18UP27	Pileated Woodpecker	P	PROB	1					
20	18UP27	Eastern Wood-Pewee	T	PROB	1	4	13.33	0.2	1	
20	18UP27	Alder Flycatcher	T	PROB	1					
20	18UP27	Willow Flycatcher	CF	CONF	1	1	3.33	0.0333	1	
20	18UP27	Least Flycatcher	NY	CONF	1	5	16.67	0.2667	1	
20	18UP27	Eastern Phoebe	NU	CONF	1	3	10.0	0.1	1	
20	18UP27	Great Crested Flycatcher	T	PROB	1	3	10.0	0.1	1	
20	18UP27	Eastern Kingbird	NY	CONF	1	3	10.0	0.1333	1	
20	18UP27	Warbling Vireo	A	PROB	1	7	23.33	0.2667	1	
20	18UP27	Red-eyed Vireo	A	PROB	1	4	13.33	0.2	1	
20	18UP27	Blue Jay	CF	CONF	1	6	20.0	0.3333	1	
20	18UP27	American Crow	CF	CONF	1	12	40.0	0.7333	1	
20	18UP27	Horned Lark	CF	CONF	1	4	13.33	0.2667	1	
20	18UP27	Purple Martin	NY	CONF	1					
20	18UP27	Tree Swallow	NY	CONF	1	6	20.0	0.2333	1	
20	18UP27	Northern Rough-winged Swallow	P	PROB	1					
20	18UP27	Bank Swallow	FY	CONF	1					
20	18UP27	Barn Swallow	NY	CONF	1	5	16.67	0.2667	1	
20	18UP27	Black-capped Chickadee	FY	CONF	1	3	10.0	0.1	1	
20	18UP27	White-breasted Nuthatch	FY	CONF	1	1	3.33	0.0333	1	
20	18UP27	Brown Creeper	S	POSS	1	David Bree	2	6.67	0.0667	1
20	18UP27	Carolina Wren	NE	CONF	1					
20	18UP27	House Wren	NY	CONF	1	2	6.67	0.0667	1	
20	18UP27	Winter Wren	H	POSS	1	David Bree	1	3.33	0.0333	1
20	18UP27	Eastern Bluebird	NY	CONF	1					
20	18UP27	Veery	S	POSS	1	David Bree	3	10.0	0.1667	1
20	18UP27	Wood Thrush	T	PROB	1	1	3.33	0.0333	1	
20	18UP27	American Robin	NY	CONF	1	26	86.67	1.6333	1	
20	18UP27	Gray Catbird	NY	CONF	1	4	13.33	0.1667	1	
20	18UP27	Northern Mockingbird	NY	CONF	1					
20	18UP27	Brown Thrasher	FY	CONF	1	1	3.33	0.0333	1	
20	18UP27	European Starling	CF	CONF	1	12	40.0	2.5667	1	
20	18UP27	Cedar Waxwing	AE	CONF	1	3	10.0	0.2333	1	
20	18UP27	Yellow Warbler	CF	CONF	1	13	43.33	0.6	1	
20	18UP27	Chestnut-sided Warbler	T	PROB	1					
20	18UP27	Black-throated Green Warbler	CF	CONF	1					
20	18UP27	Pine Warbler	S	POSS	1					
20	18UP27	Black-and-white Warbler	T	PROB	1					
20	18UP27	American Redstart	FY	CONF	1	3	10.0	0.1333	1	
20	18UP27	Ovenbird	FY	CONF	1	1	3.33	0.0333	1	
20	18UP27	Northern Waterthrush	S	POSS	1	David Bree	3	10.0	0.2333	1
20	18UP27	Mourning Warbler	S	POSS	1	David Bree				
20	18UP27	Common Yellowthroat	CF	CONF	1	7	23.33	0.3	1	
20	18UP27	Eastern Towhee	T	PROB	1	3	10.0	0.1667	1	
20	18UP27	Chipping Sparrow	NE	CONF	1	5	16.67	0.1667	1	
20	18UP27	Clay-colored Sparrow	T	PROB	1					
20	18UP27	Field Sparrow	FY	CONF	1	1	3.33	0.0333	1	
20	18UP27	Vesper Sparrow	FY	CONF	1	4	13.33	0.1333	1	
20	18UP27	Savannah Sparrow	FY	CONF	1	4	13.33	0.1667	1	
20	18UP27	Grasshopper Sparrow	T	PROB	1					
20	18UP27	Song Sparrow	CF	CONF	1	20	66.67	0.8333	1	
20	18UP27	Swamp Sparrow	FY	CONF	1					
20	18UP27	White-throated Sparrow	FY	CONF	1	2	6.67	0.1	1	
20	18UP27	Scarlet Tanager	S	POSS	1					
20	18UP27	Northern Cardinal	AE	CONF	1	2	6.67	0.0667	1	
20	18UP27	Rose-breasted Grosbeak	NY	CONF	1	7	23.33	0.3	1	
20	18UP27	Indigo Bunting	A	PROB	1	1	3.33	0.0333	1	
20	18UP27	Bobolink	FY	CONF	1	4	13.33	0.2667	1	
20	18UP27	Red-winged Blackbird	CF	CONF	1	16	53.33	1.6	1	
20	18UP27	Eastern Meadowlark	CF	CONF	1	David Bree	4	13.33	0.2	1
20	18UP27	Common Grackle	CF	CONF	1	15	50.0	1.1	1	
20	18UP27	Brown-headed Cowbird	AE	CONF	1	3	10.0	0.1	1	
20	18UP27	Orchard Oriole	H	POSS	1					
20	18UP27	Baltimore Oriole	NY	CONF	1	7	23.33	0.3	1	
20	18UP27	Purple Finch	FY	CONF	1					
20	18UP27	House Finch	CF	CONF	1	1	3.33	0.0333	1	
20	18UP27	American Goldfinch	FY	CONF	1	10	33.33	0.4	1	
20	18UP27	House Sparrow	CF	CONF	1	2	6.67	0.1	1	

[New data summary](#)
[Download results](#)

**Disclaimer:** If you wish to use the data in a publication, research or for any purpose, or would like information concerning the accuracy and appropriate uses of these data, read the [data u request form](#). These data are current as of 15 Apr 2025 .

LEGEND	
<p><b>Breeding Evidence</b></p> <p><b>Max BE:</b> Highest Breeding Evidence recorded</p> <p><b>Categ:</b> Highest Breeding Category recorded (OBS=observed, POSS=possible, PROB=probable, CONF=confirmed)</p> <p><b>#Sq:</b> Number of squares with species (Breeding Evidence)</p> <p><b>Atlasser name:</b> Name of atlasser who reported the highest breeding evidence (if they accepted that their name be displayed). If more than one person provided the same breeding evidence code, then only the number of atlassers is listed.</p>	<p><b>Point Counts</b></p> <p><b>#PC:</b> Number of Point Counts with species</p> <p><b>%PC:</b> Percent of Point Counts with species</p> <p><b>Abun:</b> Average number of birds per Point Count</p> <p><b>#Sq:</b> Number of squares with species (Point Counts)</p>

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 Ontario Breeding Bird Atlas, Birds Canada, 115 Front Street, P.O. Box 160 Port Rowan, ON, N0E 1M0 Canada  
 Phone: 1-519-586-3531 E-mail: [atlas@birdsonario.org](mailto:atlas@birdsonario.org) **Banner photo:** John Reaume



## Species list in taxonomic order for square 18UP27

### All species

Number of rows of data displayed below: 22.

Species #	Common Name	# of Records	Earliest Yr	Latest Yr
1	Blanding's Turtle	9	1984	2018
2	Eastern Musk Turtle	1	1987	1987
3	Midland Painted Turtle	10	1979	2017
4	Northern Map Turtle	1	2013	2013
6	Snapping Turtle	13	1979	2019
12	Eastern Gartersnake	7	1930	2015
15	Eastern Milksnake	5	1925	2019
16	Gray Ratsnake	1	1930	1930
20	Northern Watersnake	3	1979	2012
22	Red-bellied Snake	1	1987	1987
24	Smooth Greensnake	1	2019	2019
25	American Bullfrog	3	1979	1991
28	Gray Treefrog	5	1979	2008
29	Green Frog	16	1930	2008
31	Northern Leopard Frog	16	1971	2017
33	Spring Peeper	2	1930	1987
34	Western Chorus Frog	3	1997	2008
35	Wood Frog	6	1930	1987
36	American Toad	15	1930	2015
44	Eastern Red-backed Salamander	4	1979	2015
51	Red-spotted Newt	3	1930	1990
53	Spotted Salamander	1	1930	1930

📍 Change Region ▾

# Picton Marina

Prince Edward, Ontario, Canada



▶ HOTSPOT NAVIGATION

## Bird List

Updated ~17 seconds ago

🔄 94

All Years

🔄 25

This Year

🔄 9

This Month



Last Observed



First Observed

High Count









Custom Time Period ▾







SPECIES NAME	COUNT	DATE ▾	OBSERVER	LOCATION
1. <b>Canada Goose</b> <i>Branta canadensis</i>	2	12 Apr 2025	Paul Jones	Picton Marina
2. <b>Common Merganser</b> <i>Mergus merganser</i>	12	12 Apr 2025	Paul Jones	Picton Marina
3. <b>Ring-billed Gull</b> <i>Larus delawarensis</i>	3	12 Apr 2025	Paul Jones	Picton Marina
4. <b>Double-crested Cormorant</b> <i>Nannopterum auritum</i>	1	12 Apr 2025	Paul Jones	Picton Marina
5. <b>Turkey Vulture</b> <i>Cathartes aura</i>	1	12 Apr 2025	Paul Jones	Picton Marina
6. <b>American Herring Gull</b> <i>Larus smithsonianus</i>	1	2 Apr 2025	Paul Jones	Picton Marina
7. <b>American Crow</b> <i>Corvus brachyrhynchos</i>	2	2 Apr 2025	Paul Jones	Picton Marina
8. <b>American Robin</b> <i>Turdus migratorius</i>	2	2 Apr 2025	Paul Jones	Picton Marina

9.	<b>Dark-eyed Junco</b> <i>Junco hyemalis</i>	8	2 Apr 2025	Paul Jones	Picton Marina
10.	<b>Mallard</b> <i>Anas platyrhynchos</i>	3	27 Mar 2025	Richard Pathak	Picton Marina
11.	<b>Mourning Dove</b> <i>Zenaida macroura</i>	2	27 Mar 2025	Richard Pathak	Picton Marina
12.	<b>Blue Jay</b> <i>Cyanocitta cristata</i>	1	27 Mar 2025	Richard Pathak	Picton Marina
13.	<b>Song Sparrow</b> <i>Melospiza melodia</i>	1	27 Mar 2025	Richard Pathak	Picton Marina
14.	<b>Common Grackle</b> <i>Quiscalus quiscula</i>	2	27 Mar 2025	Richard Pathak	Picton Marina
15.	<b>Mute Swan</b> <i>Cygnus olor</i> *	3	10 Mar 2025	Paul Jones	Picton Marina
16.	<b>Common Raven</b> <i>Corvus corax</i>	1	10 Mar 2025	Paul Jones	Picton Marina
17.	<b>Black-capped Chickadee</b> <i>Poecile atricapillus</i>	1	10 Mar 2025	Paul Jones	Picton Marina
18.	<b>European Starling</b> *	1	10 Mar 2025	Paul Jones	Picton Marina
19.	<b>Wood Duck</b> <i>Aix sponsa</i>	1	6 Mar 2025	Rick Szabo	Picton Marina
20.	<b>American Black Duck</b> <i>Anas rubripes</i>	10	6 Mar 2025	Rick Szabo	Picton Marina
21.	<b>Rock Pigeon</b> *	1	5 Mar 2025	Paul Jones	Picton Marina
22.	<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i>	2	23 Feb 2025	Kyle Blaney	Picton Marina  
23.	<b>Red-breasted Merganser</b> <i>Mergus serrator</i>	12	21 Feb 2025	Paul Jones	Picton Marina
24.	<b>White-breasted Nuthatch</b> <i>Sitta carolinensis</i>	1	10 Feb 2025	Gordon Sheard	Picton Marina
25.	<b>Pileated Woodpecker</b> <i>Dryocopus pileatus</i>	1	1 Jan 2025	Paul Jones	Picton Marina

26.	<b>Downy Woodpecker</b> <i>Dryobates pubescens</i>	1	10 Dec 2024	Barbara O'Neill	Picton Marina	
27.	<b>Hooded Merganser</b> <i>Lophodytes cucullatus</i>	4	3 Dec 2024	Paul Jones	Picton Marina	
28.	<b>Pied-billed Grebe</b> <i>Podilymbus podiceps</i>	1	3 Dec 2024	Paul Jones	Picton Marina	 
29.	<b>American Goldfinch</b> <i>Spinus tristis</i>	X	25 Nov 2024	Anonymous eBirder	Picton Marina	
30.	<b>Great Black-backed Gull</b> <i>Larus marinus</i>	1	10 Nov 2024	Jude Szabo	Picton Marina	
31.	<b>Great Blue Heron</b> <i>Ardea herodias</i>	1	10 Nov 2024	Jude Szabo	Picton Marina	
32.	<b>Red-tailed Hawk</b> <i>Buteo jamaicensis</i>	1	24 Oct 2024	Paul Jones	Picton Marina	
33.	<b>Golden-crowned Kinglet</b> <i>Regulus satrapa</i>	1	24 Oct 2024	Paul Jones	Picton Marina	
34.	<b>Black-crowned Night Heron</b> <i>Nycticorax nycticorax</i>	1	9 Sep 2024	Paul Jones	Picton Marina	
35.	<b>Belted Kingfisher</b> <i>Megaceryle alcyon</i>	1	9 Sep 2024	Paul Jones	Picton Marina	
36.	<b>Caspian Tern</b> <i>Hydroprogne caspia</i>	1	22 Aug 2024	Paul Jones	Picton Marina	
37.	<b>Osprey</b> <i>Pandion haliaetus</i>	1	9 Aug 2024	Paul Jones	Picton Marina	
38.	<b>Barn Swallow</b> <i>Hirundo rustica</i>	2	9 Aug 2024	Paul Jones	Picton Marina	
39.	<b>Chimney Swift</b> <i>Chaetura pelagica</i>	10	1 Aug 2024	Paul Jones	Picton Marina	
40.	<b>Tree Swallow</b> <i>Tachycineta bicolor</i>	1	23 Jul 2024	Paul Jones	Picton Marina	
41.	<b>Green Heron</b> <i>Butorides virescens</i>	1	15 Jul 2024	Paul Jones	Picton Marina	

42.	<b>Cedar Waxwing</b> <i>Bombycilla cedrorum</i>	2	15 Jul 2024	Paul Jones	Picton Marina
43.	<b>Gray Catbird</b> <i>Dumetella carolinensis</i>	1	4 Jul 2024	Paul Jones	Picton Marina
44.	<b>Northern Flicker</b> <i>Colaptes auratus</i>	1	28 Jun 2024	Paul Jones	Picton Marina
45.	<b>Red-eyed Vireo</b> <i>Vireo olivaceus</i>	1	16 Jun 2024	Paul Jones	Picton Marina
46.	<b>Northern Cardinal</b> <i>Cardinalis cardinalis</i>	1	16 Jun 2024	Paul Jones	Picton Marina
47.	<b>Northern House Wren</b> <i>Troglodytes aedon</i>	1	9 Jun 2024	Paul Jones	Picton Marina
48.	<b>Eastern Phoebe</b> <i>Sayornis phoebe</i>	1	3 Jun 2024	Paul Jones	Picton Marina
49.	<b>Baltimore Oriole</b> <i>Icterus galbula</i>	1	28 May 2024	Paul Jones	Picton Marina
50.	<b>Yellow Warbler</b> <i>Setophaga petechia</i>	1	28 May 2024	Paul Jones	Picton Marina
51.	<b>Killdeer</b> <i>Charadrius vociferus</i>	1	21 May 2024	Susan M Woodward	Picton Marina
52.	<b>House Sparrow</b> * <i>Passer domesticus</i>	1	21 May 2024	Susan M Woodward	Picton Marina
53.	<b>Red-winged Blackbird</b> <i>Agelaius phoeniceus</i>	2	21 May 2024	Susan M Woodward	Picton Marina
54.	<b>Eastern Kingbird</b> <i>Tyrannus tyrannus</i>	1	11 May 2024	Linda Poitevin	Picton Marina
55.	<b>Warbling Vireo</b> <i>Vireo gilvus</i>	1	11 May 2024	Linda Poitevin	Picton Marina
56.	<b>House Finch</b> * <i>Haemorhous mexicanus</i>	1	6 Apr 2024	Paul Jones	Picton Marina
57.	<b>Ring-necked Duck</b> <i>Aythya collaris</i>	3	30 Mar 2024	Camille Bock	Picton Marina

58.	<b>Bufflehead</b> <i>Bucephala albeola</i>	10	30 Mar 2024	Camille Bock	Picton Marina	
59.	<b>Common Goldeneye</b> <i>Bucephala clangula</i>	2	30 Mar 2024	Camille Bock	Picton Marina	
60.	<b>Iceland Gull</b> <i>Larus glaucooides</i>	1	10 Mar 2024	Paul Jones	Picton Marina	 
61.	<b>Glaucous Gull</b> <i>Larus hyperboreus</i>	1	8 Mar 2024	Rick Szabo	Picton Marina	
62.	<b>Northern Harrier</b> <i>Circus hudsonius</i>	1	7 Mar 2024	Paul Jones	Picton Marina	
63.	<b>Lesser Black-backed Gull</b> <i>Larus fuscus</i>	1	4 Mar 2024	Rick Szabo	Picton Marina	
64.	<b>Hairy Woodpecker</b> <i>Dryobates villosus</i>	1	3 Mar 2024	Paul Jones	Picton Marina	
65.	<b>Cooper's Hawk</b> <i>Astur cooperii</i>	1	21 Feb 2024	Barbara O'Neill	Picton Marina	
66.	<b>Pine Siskin</b> <i>Spinus pinus</i>	8	18 Feb 2024	Dominic Stones	Picton Marina	
67.	<b>Gadwall</b> <i>Mareca strepera</i>	1	10 Jan 2024	Gerard Phillips	Picton Marina	
68.	<b>Green-winged Teal</b> <i>Anas crecca</i>	1	9 Jan 2024	Rick Szabo	Picton Marina	
69.	<b>Common Gull</b> <i>Larus canus</i>	1	8 Jan 2024	Paul Jones	Picton Marina	 
70.	<b>Peregrine Falcon</b> <i>Falco peregrinus</i>	1	12 Dec 2023	Paul Jones	Picton Marina	
71.	<b>American Pipit</b> <i>Anthus rubescens</i>	1	30 Oct 2023	Paul Jones	Picton Marina	
72.	<b>Red-bellied Woodpecker</b> <i>Melanerpes carolinus</i>	1	27 Oct 2023	Paul Jones	Picton Marina	
73.	<b>Bonaparte's Gull</b> <i>Chroicocephalus philadelphia</i>	1	15 Apr 2023	Artur Przybylo	Picton Marina	
74.	<b>American Kestrel</b> <i>Falco sparverius</i>	1	15 Apr 2023	Artur Przybylo	Picton Marina	

75.	<b>Redhead</b> <i>Aythya americana</i>	1	5 Dec 2022	Paul Jones	Picton Marina	
76.	<b>Ruby-crowned Kinglet</b> <i>Corthylio calendula</i>	1	8 May 2022	Jean-Pierre Gagné	Picton Marina	
77.	<b>Red-necked Grebe</b> <i>Podiceps grisegena</i>	1	16 Apr 2022	Lloyd Paul	Picton Marina	
78.	<b>Common Loon</b> <i>Gavia immer</i>	1	10 Apr 2022	Anonymous eBirder	Picton Marina	
79.	<b>Merlin</b> <i>Falco columbarius</i>	1	30 Oct 2021	Jon P. Ruddy	Picton Marina	
80.	<b>Northern Pintail</b> <i>Anas acuta</i>	1	9 Oct 2021	Kyle Blaney	Picton Marina	 
81.	<b>Sharp-shinned Hawk</b> <i>Accipiter striatus</i>	1	30 Jun 2021	M. Becquer	Picton Marina	
82.	<b>Chipping Sparrow</b> <i>Spizella passerina</i>	8	30 Jun 2021	M. Becquer	Picton Marina	
83.	<b>Lesser Scaup</b> <i>Aythya affinis</i>	1	5 Jan 2020	Paul Jones	Picton Marina	 
84.	<b>Purple Finch</b> <i>Haemorhous purpureus</i>	3	2 Jan 2020	Rick Szabo	Picton Marina	
85.	<b>Snow Bunting</b> <i>Plectrophenax nivalis</i>	45	26 Dec 2019	Marc Favre	Picton Marina	
86.	<b>Golden Eagle</b> <i>Aquila chrysaetos</i>	1	29 Nov 2019	Martha Burchat	Picton Marina	
87.	<b>American Tree Sparrow</b> <i>Spizelloides arborea</i>	1	1 Dec 2018	Jon P. Ruddy	Picton Marina	
88.	<b>Northern Shoveler</b> <i>Spatula clypeata</i>	1	14 May 2018	Michel Bourque	Picton Marina	
89.	<b>Cliff Swallow</b> <i>Petrochelidon pyrrhonota</i>	15	14 May 2018	Michel Bourque	Picton Marina	
90.	<b>Rose-breasted Grosbeak</b> <i>Pheucticus ludovicianus</i>	1	11 Jun 2017	Kevin Hannah	Picton Marina	
91.	<b>Red-throated Loon</b> <i>Gavia stellata</i>	1	9 May 2010	Rob Pinilla	Picton Marina	

92. <b>American Coot</b> <i>Fulica americana</i>	1	1 Apr 2000	Prince Edward County Data	Picton Marina	
93. <b>Say's Phoebe</b> <i>Sayornis saya</i>	1	27 Dec 1994	Margaret Bain	Picton Marina	
94. <b>Sora</b> <i>Porzana carolina</i>	1	15 Sep 1909	Prince Edward County Data	Picton Marina	

## HYBRIDS (2)

Mallard x American Black Duck (hybrid) <i>Anas platyrhynchos x rubripes</i>	1	3 Mar 2025	Gordon Sheard	Picton Marina	
American Herring x Great Black-backed Gull (hybrid) <i>Larus smithsonianus x marinus</i>	1	3 Mar 2024	Paul Jones	Picton Marina	

## ADDITIONAL TAXA (8)

gull sp. <i>Larinae sp.</i>	1	13 Mar 2025	Richard Pathak	Picton Marina	
Domestic goose sp. (Domestic type) <i>Anser sp. (Domestic type)</i>	1	1 Jan 2024	Chris Davidson	Picton Marina	
Larus sp. <i>Larus sp.</i>	40	26 Dec 2023	Rain Saulnier	Picton Marina	
goose sp. <i>Anatidae (goose sp.)</i>	2	31 Dec 2022	Paul Jones	Picton Marina	
new world sparrow sp. <i>Passerellidae sp.</i>	1	8 May 2022	Jean-Pierre Gagné	Picton Marina	
blackbird sp. <i>Icteridae sp.</i>	150	30 Oct 2021	Jon P. Ruddy	Picton Marina	
duck sp. <i>Anatidae (duck sp.)</i>	1	13 Mar 2021	Kyle Blaney	Picton Marina	
Mallard/American Black Duck <i>Anas platyrhynchos/rubripes</i>	1	27 Jan 2020	Rick Szabo	Picton Marina	

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[Odorous House Ant \*Tapinoma sessile\*](#)

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[Bloodroot \*Sanguinaria canadensis\*](#)

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[Great Stinging Nettle \*Urtica dioica\*](#)

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[Eastern White Pine \*Pinus strobus\*](#)

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[Giant Ragweed \*Ambrosia trifida\*](#)
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[Docks and Sorrels Genus \*Rumex\*](#)
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[Purple-veiled Slippery Jack \*Suillus luteus\*](#)
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[American Elm \*Ulmus americana\*](#)
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[Apples and Crabapples Genus \*Malus\*](#)
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[Chokecherry \*Prunus virginiana\*](#)
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[Basswood \*Tilia americana\*](#)
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[Bittersweet Nightshade \*Solanum dulcamara\*](#)
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[Greater Celandine \*Chelidonium majus\*](#)
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[Guelder-Rose \*Viburnum opulus\*](#)
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[Garlic Mustard \*Alliaria petiolata\*](#)
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[Common Motherwort \*Leonurus cardiaca\*](#)
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[Marsh Marigold \*Caltha palustris\*](#)
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[Tent Caterpillar Moths Genus \*Malacosoma\*](#)
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[Virgin's-Bower \*Clematis virginiana\*](#)
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[North American Spur-throated Grasshoppers Genus \*Melanoplus\*](#)
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[Yellow Garden Spider \*Argiope aurantia\*](#)
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[Canada Goldenrod \*Solidago canadensis\*](#)
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[Brown Stink Bugs Genus Euschistus](#)

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[Field Peppergrass \*Lepidium campestre\*](#)

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[Meadow Salsify \*Tragopogon pratensis\*](#)

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[Common Earthworm \*Lumbricus terrestris\*](#)

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[Virginia Waterleaf \*Hydrophyllum virginianum\*](#)

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[American Copper Underwing \*Amphipyra pyramidoides\*](#)

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[Riverbank Grape \*Vitis riparia\*](#)

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[Common Flesh Flies Genus \*Sarcophaga\*](#)

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[Ravenel's Stinkhorn \*Phallus ravenelii\*](#)

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[Staghorn Sumac \*Rhus typhina\*](#)

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[Bees Epifamily \*Anthophila\*](#)

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[Gilled Polypore \*Trametes betulina\*](#)

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[Siberian Squill \*Scilla siberica\*](#)

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[Greek Anemone \*Anemonoides blanda\*](#)[About](#)

# **APPENDIX B**

## **Photographic Log**



Photo 1 – ELC Community Dry – Fresh Graminoid Meadow (MEGM3), October 30, 2024.



Photo 2 – ELC Community Dry – Fresh Red Cedar Coniferous Forest (FOCM2-1), October 30, 2024.



Photo 3 – ELC Community Transportation (CVI\_1), October 30, 2024.



Photo 4 – ELC Community Dry – Fresh Graminoid Meadow (MEGM3), April 15, 2025.



Photo 5 – ELC Community Dry – Fresh Red Cedar Coniferous Forest (FOCM2-1), April 15, 2025.



Photo 6 – ELC Community Transportation (CVI\_1), April 15, 2025.

## **APPENDIX C**

# **Vegetation Species List**

**Appendix C - Vegetation Species List**  
**Environmental Impact Study**  
**Folkard Lane, Prince Edward County**

Scientific Name	Common Name	S Rank	N Rank	G Rank	Exotic Status	Coefficient of Conservatism	Coefficient of Wetness	MEGM3	CVI_1	FOCM2-1
<i>Acer negundo</i>	Manitoba Maple	S5	N5	G5		0	0			X
<i>Alliaria petiolata</i>	Garlic Mustard	SNA	NNA	GNR	SE5		0	X		
<i>Annual Fleabane</i>	<i>Erigeron annuus</i>	S5	N5	G5	-	0	3	X		
<i>Asclepias syriaca</i>	Common Milkweed	S5	N5	G5		0	5	X		
<i>Chelidonium majus</i>	Greater Celandine	SNA	NNA	GNR	SE5		5			X
<i>Cirsium vulgare</i>	Bull Thistle	SNA	NNA	GNR	SE5		3	X	X	
<i>Convolvulus arvensis</i>	Field Bindweed	SNA	NNA	GNR	SE5		5		X	
<i>Cornus obliqua</i>	Silky Dogwood	S5	N5	G5		2	-3	X		
<i>Cornus racemosa</i>	Grey Dogwood	S5	N5	G5	-	2	0	X		
<i>Daucus carota</i>	Wild Carrot	SNA	NNA	GNR	SE5		5	X		X
<i>Dipsacus fullonum</i>	Common Teasel	SNA	NNA	GNR	SE5		3	X		
<i>Erigeron annuus</i>	Annual Fleabane	S5	N5	G5		0	3	X	X	
<i>Euonymus atropurpureus</i>	Eastern Burning-bush	S3	N3	G5	-	8	3	X		
<i>Fragaria virginiana</i>	Wild Strawberry	S5	N5	G5	-	2	3	X	X	
<i>Fraxinus americana</i>	White Ash	S4	N5	G4		4	3			X
<i>Geranium robertianum</i>	Herb-Robert	S5	N5	G5		2	3			X
<i>Geum aleppicum</i>	Yellow Avens	S5	N5	G5		2	0	X		
<i>Hypericum perforatum</i>	Common St.John's-Wort	SNA	NNA	GNR	SE5	-	5	X		X
<i>Juglans nigra</i>	Black Walnut	S4?	N4?	G5	-	5	3	X		X
<i>Juniperus virginiana</i>	Eastern Red Cedar	S5	N5	G5		4	3	X		
<i>Leonurus cardiaca</i>	Common Motherwort	SNA	NNA	GNR	SE5		5	X		
<i>Lonicera tatarica</i>	Tatarian Honeysuckle	SNA	NNA	GNR	SE5		3			X
<i>Malus spp.</i>	Apple sp.	-	-	-	-	-	-			X
<i>Melissa officinalis</i>	Lemon Balm	SNA	NNA	GNR	SE2		3	X		
<i>Mentha spicata</i>	Spearmint	SNA	NNA	GNR	SE4		-3	X		
<i>Nepeta cataria</i>	Catnip	SNA	NNA	GNR	SE5	-	3	X		
<i>Oenothera biennis</i>	Common Evening-primrose	S5	N5	G5		0	3	X		
<i>Pinus strobus</i>	Eastern White Pine	S5	N5	G5		4	3	X		
<i>Pinus sylvestris</i>	Scots Pine	SNA	NNA	GNR	SE5		3			X
<i>Plantago major</i>	Common Plantain	SNA	NNR	G5	SE5		3	X	X	
<i>Poaceae spp.</i>	Grass sp.	-	-	-	-	-	-	X	X	X
<i>Populus deltoides</i>	Eastern Cottonwood	S5	N5	G5	-	4	0	X		
<i>Rhamnus cathartica</i>	European Buckthorn	SNA	NNA	GNR	SE5		0			X
<i>Rhus typhina</i>	Staghorn Sumac	S5	N5	G5	-	1	3	X		X
<i>Rosa acicularis</i>	Prickly Rose	S5	N5	G5	-	5	3	X		
<i>Rosa multiflora</i>	Multiflora Rose	SNA	NNA	GNR	SE5		3	X		
<i>Rubus occidentalis</i>	Black Raspberry	S5	N5	G5		2	5	X		X
<i>Solidago canadensis</i>	Canada Goldenrod	S5	N5	G5	-	1	3	X		X
<i>Symphotrichum spp.</i>	Aster sp.	-	-	-	-	-	-	X		
<i>Syringa vulgaris</i>	Common Lilac	SNA	NNA	GNR	SE5		5	X		X
<i>Taraxacum officinale</i>	Common Dandelion	SNA	N5	G5	SE5		3	X	X	
<i>Thuja occidentalis</i>	Eastern White Cedar	S5	N5	G5		4	-3			X
<i>Toxicodendron radicans</i>	Poison Ivy	S5	N5	G5		2	0			X
<i>Trifolium pratense</i>	Red Clover	SNA	NNA	GNR	SE5		3	X		
<i>Trifolium repens</i>	White Clover	SNA	NNA	GNR	SE5		3			X
<i>Ulmus americana</i>	White Elm	S5	N5	G4		3	-3			X
<i>Urtica dioica</i>	Stinging Nettle	SNA	NNR	G5	SE2		0			X
<i>Verbascum thapsus</i>	Common Mullein	SNA	NNA	GNR	SE5	-	5	X		

Appendix C - Vegetation Species List  
Environmental Impact Study  
Folkard Lane, Prince Edward County

Scientific Name	Common Name	S Rank	N Rank	G Rank	Exotic Status	Coefficient of Conservatism	Coefficient of Wetness	MEGM3	CVI_1	FOCM2-1
<i>Viburnum lentago</i>	Nannyberry	S5	N5	G5	-	4	0	X		
<i>Viburnum opulus var. americanum</i>	Highbush Cranberry	S5	N5	G5T5		5	-3			X
<i>Vicia cracca</i>	Tufted Vetch	SNA	NNA	GNR	SE5		5	X		X
<i>Vincetoxicum rossicum</i>	European Swallowwort	SNA	NNA	GNR	SE5		5	X		X
<i>Vitis riparia</i>	Riverbank Grape	S5	N5	G5		0	0	X		X
<i>Zanthoxylum americanum</i>	Common Prickly-ash	S5	N5	G5		3	3			X

## **APPENDIX D**

### **Field Forms**

Wildlife

Weather information is recorded on the Wildlife data card. Such information can be useful for helping to interpret records or results.

**Temperature:** Record of approximate ambient temperature (°C) during the field survey.

**Cloud:** Record, in tenths, the proportion of the sky covered by clouds.

**Wind:** Record the Beaufort Scale number according to Table 20

Table 20. Beaufort Wind Scale (adapted from Whitton 1984).

0	Calm	smoke rises vertically
1	Light Air	smoke drifts, but wind vanes do not
2	Light Breeze	wind felt on face, leaves rustle
3	Gentle Breeze	leaves and small twigs in constant motion; light flags extended
4	Moderate Breeze	wind raises dust and loose paper; small branches move
5	Fresh Breeze	small trees in leaf begin to sway
6	Strong Breeze	large branches in motion; whistling in phone wires; umbrella use difficult
7	Near Gale	whole trees in motion; inconvenience felt when walking against wind
8	Gale	twigs break off trees; progress impeded
9	Strong Gale	slight structural damage – roofing shingles, TV antennae
10	Storm	trees uprooted; considerable structural damage

**Precipitation:** Brief statement of precipitation, e.g., none, steady rain, fog.

**Conditions:** Brief statement of conditions, surveyor mood, etc., which might affect the survey; a text field of 50 characters.

Indicate the presence of Potential Wildlife Habitat by checking the appropriate box of features that are present within the polygon.

**Wildlife:** All wildlife sightings and signs should be recorded while in the polygon. Record each sighting by type (TY) (B = bird, H = herpetofauna, etc.) and by species (SP. CODE). Use four-letter codes, provided in the database, for recording species.

**Evidence Codes:** (EV) should be used to record the type of observation. If possible, give an indication of the estimated number of individuals, pairs or signs for each wildlife species.

<b>ELC</b> COMMUNITY DESCRIPTION & CLASSIFICATION	SITE: <u>Falkard Ln.</u>		POLYGON: <u>1</u>	
	SURVEYOR(S): <u>DD KF</u>		DATE: <u>Oct 30/24</u>	UTME
	START	END	UTMZ	UTMN

**POLYGON DESCRIPTION**

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
<input checked="" type="checkbox"/> TERRESTRIAL <input type="checkbox"/> WETLAND <input type="checkbox"/> AQUATIC	<input type="checkbox"/> ORGANIC <input type="checkbox"/> MINERAL SOIL <input type="checkbox"/> PARENT MIN <input type="checkbox"/> ACIDIC BEDRK <input type="checkbox"/> BASIC BEDRK <input type="checkbox"/> CARB. BEDRK	<input type="checkbox"/> LACUSTRINE <input type="checkbox"/> RIVERINE <input type="checkbox"/> BOTTOMLAND <input type="checkbox"/> TERRACE <input type="checkbox"/> VALLEY SLOPE <input type="checkbox"/> TABLELAND <input type="checkbox"/> ROLL. UPLAND <input type="checkbox"/> CLIFF <input type="checkbox"/> TALUS <input type="checkbox"/> CREVICE / CAVE <input type="checkbox"/> ALVAR <input type="checkbox"/> ROCKLAND <input type="checkbox"/> BEACH / BAR <input type="checkbox"/> SAND DUNE <input type="checkbox"/> BLUFF	<input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> CULTURAL	<input type="checkbox"/> PLANKTON <input type="checkbox"/> SUBMERGED <input type="checkbox"/> FLOATING-LVD <input checked="" type="checkbox"/> GRAMINOID <input checked="" type="checkbox"/> FORB <input type="checkbox"/> LICHEN <input type="checkbox"/> BRYOPHYTE <input type="checkbox"/> DECIDUOUS <input type="checkbox"/> CONIFEROUS <input type="checkbox"/> MIXED	<input type="checkbox"/> LAKE <input type="checkbox"/> POND <input type="checkbox"/> RIVER <input type="checkbox"/> STREAM <input type="checkbox"/> MARSH <input type="checkbox"/> SWAMP <input type="checkbox"/> FEN <input type="checkbox"/> BOG <input type="checkbox"/> BARREN <input checked="" type="checkbox"/> MEADOW <input type="checkbox"/> PRAIRIE <input type="checkbox"/> SAVANNAH <input type="checkbox"/> WOODLAND <input type="checkbox"/> FOREST <input type="checkbox"/> PLANTATION
<b>SITE</b>			<b>COVER</b>		
<input type="checkbox"/> OPEN WATER <input type="checkbox"/> SHALLOW WATER <input type="checkbox"/> SURFICIAL DEP. <input checked="" type="checkbox"/> BEDROCK			<input checked="" type="checkbox"/> OPEN <input type="checkbox"/> SHRUB <input type="checkbox"/> TREED		

**STAND DESCRIPTION:**

LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1 CANOPY	3	1	B. Walnut
2 SUB-CANOPY	3	3	C. Lilac = C. Buckthorn
3 UNDERSTOREY	4	2	3. Dogwood = Nannyberry
4 GRD. LAYER	4	4	Grasses > Goldenrod

HT CODES: 1 => >25 m 2 = 10<HT: 25 m 3 = 2<HT: 10 m 4 = 1<HT: 2 m 5 = 0.5<HT 1 m 6 = 0.2<HT: 0.5 m 7 = HT<0.2 m  
CVR CODES 0 = NONE 1 = 0% < CVR < 10% 2 = 10 < CVR < 25% 3 = 25 < CVR < 60% 4 = CVR > 60%

**STAND COMPOSITION:**

STAND COMPOSITION:					BA:
SIZE CLASS ANALYSIS:	< 10	10 - 24	25 - 50	> 50	
STANDING SNAGS:	< 10	10 - 24	25 - 50	> 50	
DEADFALL / LOGS:	< 10	10 - 24	25 - 50	> 50	
ABUNDANCE CODES:	N = NONE R = RARE O = OCCASIONAL A = ABUNDANT				
COMM. AGE:	PIONEER	YOUNG	MID-AGE	MATURE	OLD GROWTH

**SOIL ANALYSIS:**

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G =
MOISTURE:	DEPTH OF ORGANICS: (cm)		
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK: (cm)		

**COMMUNITY CLASSIFICATION:**

COMMUNITY CLASS:	CODE:
COMMUNITY SERIES:	CODE:
ECOSITE:	CODE:
VEGETATION TYPE:	CODE:
INCLUSION	CODE:
COMPLEX	CODE:

Notes:



Wildlife

Weather information is recorded on the Wildlife data card. Such information can be useful for helping to interpret records or results.

**Temperature:** Record of approximate ambient temperature (°C) during the field survey.

**Cloud:** Record, in tenths, the proportion of the sky covered by clouds.

**Wind:** Record the Beaufort Scale number according to Table 20

Table 20. Beaufort Wind Scale (adapted from Whittow 1984).

0	Calm	smoke rises vertically
1	Light Air	smoke drifts, but wind vanes do not
2	Light Breeze	wind felt on face, leaves rustle
3	Gentle Breeze	leaves and small twigs in constant motion; light flags extended
4	Moderate Breeze	wind raises dust and loose paper; small branches move
5	Fresh Breeze	small trees in leaf begin to sway
6	Strong Breeze	large branches in motion; whistling in phone wires; umbrella use difficult
7	Near Gale	whole trees in motion; inconvenience felt when walking against wind
8	Gale	twigs break off trees; progress impeded
9	Strong Gale	slight structural damage – roofing shingles, TV antennae
10	Storm	trees uprooted; considerable structural damage

**Precipitation:** Brief statement of precipitation, e.g., none, steady rain, fog.

**Conditions:** Brief statement of conditions, surveyor mood, etc., which might affect the survey; a text field of 50 characters.

Indicate the presence of Potential Wildlife Habitat by checking the appropriate box of features that are present within the polygon.

**Wildlife:** All wildlife sightings and signs should be recorded while in the polygon. Record each sighting by type (TY) (B = bird, H = herpetofauna, etc.) and by species (SP. CODE). Use four-letter codes, provided in the database, for recording species.

**Evidence Codes:** (EV) should be used to record the type of observation. If possible, give an indication of the estimated number of individuals, pairs or signs for each wildlife species.

<b>ELC</b> COMMUNITY DESCRIPTION & CLASSIFICATION	SITE: <u>Folkard Ln</u>		POLYGON: <u>2</u>	
	SURVEYOR(S): <u>DD KF</u>		DATE: <u>Oct 30/24</u>	UTME
	START	END	UTMZ	UTMN

**POLYGON DESCRIPTION**

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
<input checked="" type="checkbox"/> TERRESTRIAL <input type="checkbox"/> WETLAND <input type="checkbox"/> AQUATIC	<input type="checkbox"/> ORGANIC <input type="checkbox"/> MINERAL SOIL <input type="checkbox"/> PARENT MIN <input type="checkbox"/> ACIDIC BEDRK <input type="checkbox"/> BASIC BEDRK <input type="checkbox"/> CARB. BEDRK	<input type="checkbox"/> LACUSTRINE <input type="checkbox"/> RIVERINE <input type="checkbox"/> BOTTOMLAND <input type="checkbox"/> TERRACE <input type="checkbox"/> VALLEY SLOPE <input type="checkbox"/> TABLELAND <input type="checkbox"/> ROLL, UPLAND <input type="checkbox"/> CLIFF <input type="checkbox"/> TALUS <input type="checkbox"/> CREVICE / CAVE <input type="checkbox"/> ALVAR <input type="checkbox"/> ROCKLAND <input type="checkbox"/> BEACH / BAR <input type="checkbox"/> SAND DUNE <input type="checkbox"/> BLUFF	<input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> CULTURAL	<input type="checkbox"/> PLANKTON <input type="checkbox"/> SUBMERGED <input type="checkbox"/> FLOATING-LVD <input type="checkbox"/> GRAMINOID <input type="checkbox"/> FORB <input type="checkbox"/> LICHEN <input type="checkbox"/> BRYOPHYTE <input type="checkbox"/> DECIDUOUS <input checked="" type="checkbox"/> CONIFEROUS <input type="checkbox"/> MIXED	<input type="checkbox"/> LAKE <input type="checkbox"/> POND <input type="checkbox"/> RIVER <input type="checkbox"/> STREAM <input type="checkbox"/> MARSH <input type="checkbox"/> SWAMP <input type="checkbox"/> FEN <input type="checkbox"/> BOG <input type="checkbox"/> BARREN <input type="checkbox"/> MEADOW <input type="checkbox"/> PRAIRIE <input type="checkbox"/> THicket <input type="checkbox"/> SAVANNAH <input type="checkbox"/> WOODLAND <input type="checkbox"/> FOREST <input type="checkbox"/> PLANTATION
<b>SITE</b>			<b>COVER</b>		
<input type="checkbox"/> OPEN WATER <input type="checkbox"/> SHALLOW WATER <input checked="" type="checkbox"/> SURFICIAL DEP. <input type="checkbox"/> BEDROCK			<input type="checkbox"/> OPEN <input type="checkbox"/> SHRUB <input checked="" type="checkbox"/> TREED		

**STAND DESCRIPTION:**

LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1 CANOPY	3	4	R. Cedar >>
2 SUB-CANOPY	3	3	C. Lilac = C. Budethorn
3 UNDERSTOREY	3	2	Bi. Walnut
4 GRD. LAYER	5	3	Capadenne = Grasses

HT CODES: 1 = >25 m 2 = 10<HT: 25 m 3 = 2<HT: 10 m 4 = 1<HT: 2 m 5 = 0.5<HT: 1 m 6 = 0.2<HT: 0.5 m 7 = HT<0.2 m  
CVR CODES: 0 = NONE 1 = 0% < CVR : 10% 2 = 10 < CVR : 25% 3 = 25 < CVR : 60% 4 = CVR > 60%

STAND COMPOSITION:					BA:
SIZE CLASS ANALYSIS:					
	< 10	10 - 24	25 - 50	> 50	
STANDING SNAGS:					
	< 10	10 - 24	25 - 50	> 50	
DEADFALL / LOGS:					
	< 10	10 - 24	25 - 50	> 50	
ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT					
COMM. AGE:	PIIONEER	YOUNG	MID-AGE	MATURE	OLD GROWTH

**SOIL ANALYSIS:**

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G =
MOISTURE:	DEPTH OF ORGANICS:		(cm)
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK:		(cm)

**COMMUNITY CLASSIFICATION:**

COMMUNITY CLASS:	CODE:
COMMUNITY SERIES:	CODE:
ECOSITE:	CODE:
VEGETATION TYPE:	CODE:
INCLUSION	CODE:
COMPLEX	CODE:

Notes:



## Wildlife

Weather information is recorded on the Wildlife data card. Such information can be useful for helping to interpret records or results.

**Temperature:** Record of approximate ambient temperature (°C) during the field survey.

**Cloud:** Record, in tenths, the proportion of the sky covered by clouds.

**Wind:** Record the Beaufort Scale number according to Table 20

Table 20. Beaufort Wind Scale (adapted from Whittow 1984).

0	Calm	smoke rises vertically
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5	Fresh Breeze	small trees in leaf begin to sway
6	Strong Breeze	large branches in motion; whistling in phone wires; umbrella use difficult
7	Near Gale	whole trees in motion; inconvenience felt when walking against wind
8	Gale	twigs break off trees; progress impeded
9	Strong Gale	slight structural damage – roofing shingles, TV antennae
10	Storm	trees uprooted; considerable structural damage

**Precipitation:** Brief statement of precipitation, e.g., none, steady rain, fog.

**Conditions:** Brief statement of conditions, surveyor mood, etc., which might affect the survey; a text field of 50 characters.

Indicate the presence of **Potential Wildlife Habitat** by checking the appropriate box of features that are present within the polygon.

**Wildlife:** All wildlife sightings and signs should be recorded while in the polygon. Record each sighting by **type (TY)** (B = bird, H = herpetofauna, etc.) and by **species (SP. CODE)**. Use four-letter codes, provided in the database, for recording species.

**Evidence Codes:** (EV) should be used to record the type of observation. If possible, give an indication of the estimated number of individuals, pairs or signs for each wildlife species.

<b>ELC</b> COMMUNITY DESCRIPTION & CLASSIFICATION	SITE: Folkard Ln	POLYGON: 3	DATE: Oct 30, 2024	UTME
	SURVEYOR(S): JD KF	START	END	UTMZ

### POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
<input type="checkbox"/> TERRESTRIAL <input type="checkbox"/> WETLAND <input type="checkbox"/> AQUATIC	<input type="checkbox"/> ORGANIC <input type="checkbox"/> MINERAL SOIL <input type="checkbox"/> PARENT MIN <input type="checkbox"/> ACIDIC BEDRK <input type="checkbox"/> BASIC BEDRK <input type="checkbox"/> CARB. BEDRK	<input type="checkbox"/> LACUSTRINE <input type="checkbox"/> RIVERINE <input type="checkbox"/> BOTTOMLAND <input type="checkbox"/> TERRACE <input type="checkbox"/> VALLEY SLOPE <input type="checkbox"/> TABLELAND <input type="checkbox"/> ROLL UPLAND <input type="checkbox"/> CLIFF <input type="checkbox"/> TALUS <input type="checkbox"/> CREVICE / CAVE <input type="checkbox"/> ALVAR <input type="checkbox"/> ROCKLAND <input type="checkbox"/> BEACH / BAR <input type="checkbox"/> SAND DUNE <input type="checkbox"/> BLUFF	<input type="checkbox"/> NATURAL <input type="checkbox"/> CULTURAL	<input type="checkbox"/> PLANKTON <input type="checkbox"/> SUBMERGED <input type="checkbox"/> FLOATING-LVD <input type="checkbox"/> GRAMINOID <input type="checkbox"/> FORB <input type="checkbox"/> LICHEN <input type="checkbox"/> BRYOPHYTE <input type="checkbox"/> DECIDUOUS <input type="checkbox"/> CONIFEROUS <input type="checkbox"/> MIXED	<input type="checkbox"/> LAKE <input type="checkbox"/> POND <input type="checkbox"/> RIVER <input type="checkbox"/> STREAM <input type="checkbox"/> MARSH <input type="checkbox"/> SWAMP <input type="checkbox"/> FEN <input type="checkbox"/> BOG <input type="checkbox"/> BARRON <input type="checkbox"/> MEADOW <input type="checkbox"/> PRAIRIE <input type="checkbox"/> THICKET <input type="checkbox"/> SAVANNAH <input type="checkbox"/> WOODLAND <input type="checkbox"/> FOREST <input type="checkbox"/> PLANTATION
<b>SITE</b>			<b>COVER</b>		
<input type="checkbox"/> OPEN WATER <input type="checkbox"/> SHALLOW WATER <input type="checkbox"/> SURFICIAL DEP. <input type="checkbox"/> BEDROCK			<input type="checkbox"/> OPEN <input type="checkbox"/> SHRUB <input type="checkbox"/> TREED		

### STAND DESCRIPTION:

LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1 CANOPY			
2 SUB-CANOPY			
3 UNDERSTOREY			Transportation
4 GRD. LAYER			

HT CODES: 1 = >25 m 2 = 10<HT: 25 m 3 = 2<HT: 10 m 4 = 1<HT: 2 m 5 = 0.5<HT: 1 m 6 = 0.2<HT: 0.5 m 7 = HT<0.2 m  
CVR CODES 0 = NONE 1 = 0% < CVR < 10% 2 = 10 < CVR < 25% 3 = 25 < CVR < 60% 4 = CVR > 60%

### STAND COMPOSITION:

STAND COMPOSITION:	BA:					
SIZE CLASS ANALYSIS:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">&lt; 10</td> <td style="width: 25%; text-align: center;">10 - 24</td> <td style="width: 25%; text-align: center;">25 - 50</td> <td style="width: 25%; text-align: center;">&gt; 50</td> </tr> </table>		< 10	10 - 24	25 - 50	> 50
	< 10	10 - 24	25 - 50	> 50		
STANDING SNAGS:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">&lt; 10</td> <td style="width: 25%; text-align: center;">10 - 24</td> <td style="width: 25%; text-align: center;">25 - 50</td> <td style="width: 25%; text-align: center;">&gt; 50</td> </tr> </table>		< 10	10 - 24	25 - 50	> 50
	< 10	10 - 24	25 - 50	> 50		
DEADFALL / LOGS:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">&lt; 10</td> <td style="width: 25%; text-align: center;">10 - 24</td> <td style="width: 25%; text-align: center;">25 - 50</td> <td style="width: 25%; text-align: center;">&gt; 50</td> </tr> </table>		< 10	10 - 24	25 - 50	> 50
	< 10	10 - 24	25 - 50	> 50		

ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT

COMM. AGE	PIIONEER	YOUNG	MID-AGE	MATURE	OLD GROWTH
-----------	----------	-------	---------	--------	------------

### SOIL ANALYSIS:

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G =
MOISTURE:	DEPTH OF ORGANICS: (cm)		
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK: (cm)		

### COMMUNITY CLASSIFICATION:

COMMUNITY CLASS:	CODE:
COMMUNITY SERIES:	CODE:
ECOSITE:	CODE:
VEGETATION TYPE:	CODE:
INCLUSION	CODE:
COMPLEX	CODE:

Notes:



# **APPENDIX E**

## **Official Plan and Zoning Schedules**

# SCHEDULE 'A-2': Land Use Designations

## Official Plan of Prince Edward County

Approved by the Ministry of Municipal Affairs and Housing:






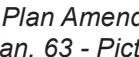
Adopted by the County of Prince Edward:

### Legend

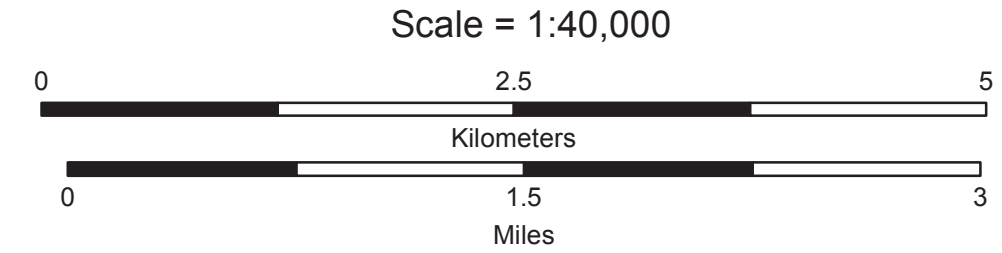
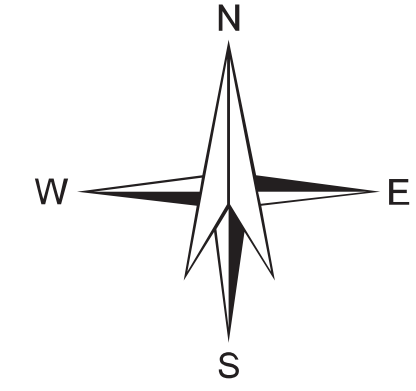
#### Land Use Designation

-  Environmental Protection<sup>1</sup> Area - PSW<sup>2</sup>, PSCW<sup>3</sup> and ANSI<sup>4</sup>
-  Urban Centre
-  Village
-  Hamlet
-  Aggregate Resource Land
-  Open Space Land
-  Provincial Park
-  Agricultural Area
-  Rural Land
-  Rural Industrial Land
-  Shore Land
-  Millennium Trail<sup>5</sup>

#### Other Features

-  Secondary Plan Boundary<sup>6</sup>
-  Settlement Area Boundary
-  County Boundary
-  Provincial Highway
-  Municipal Highway
-  Other Roads<sup>7</sup>

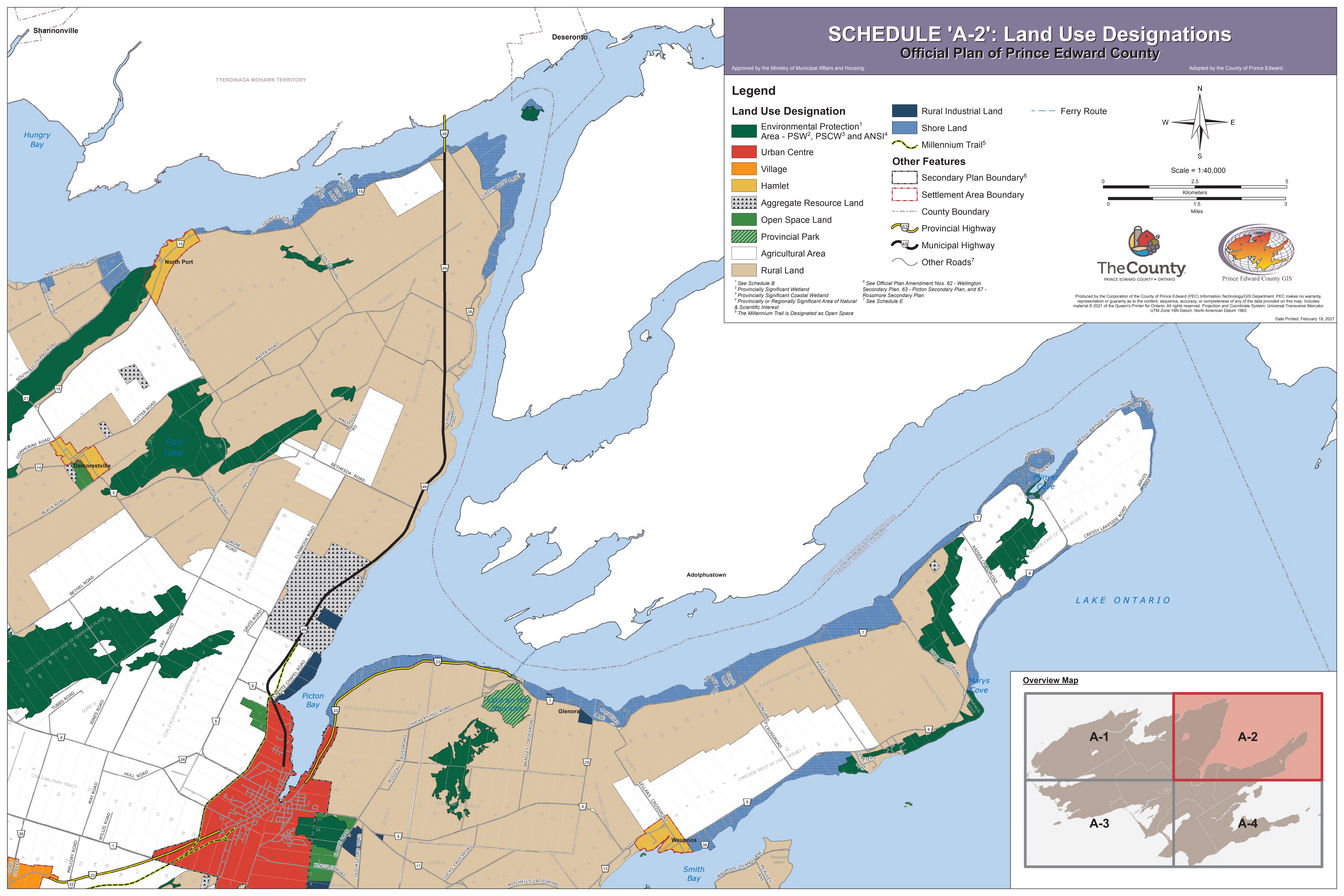
Ferry Route



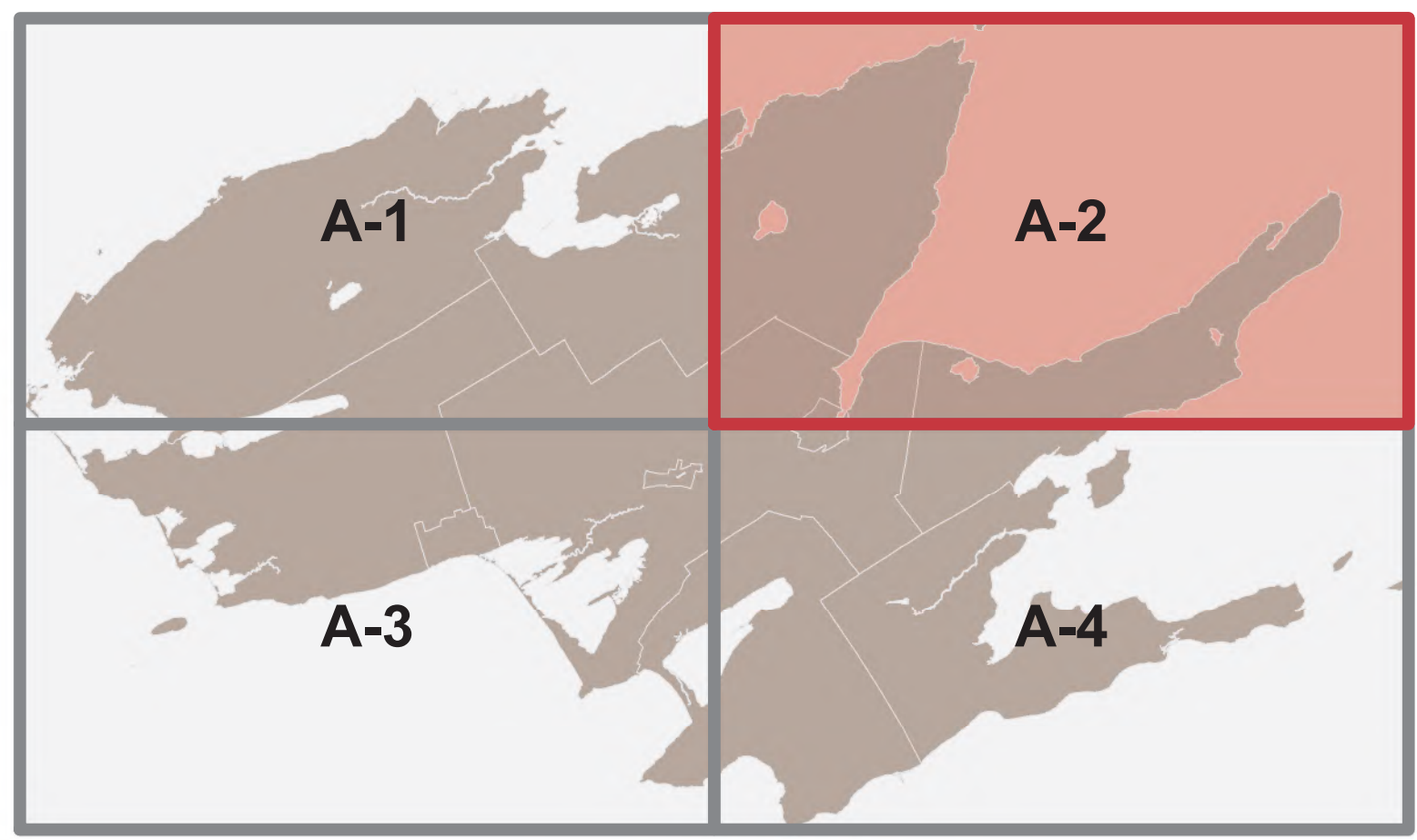
<sup>1</sup> See Schedule B  
<sup>2</sup> Provincially Significant Wetland  
<sup>3</sup> Provincially Significant Coastal Wetland  
<sup>4</sup> Provincially or Regionally Significant Area of Natural & Scientific Interest  
<sup>5</sup> The Millennium Trail is Designated as Open Space  
<sup>6</sup> See Official Plan Amendment Nos. 62 - Wellington Secondary Plan, 63 - Picton Secondary Plan, and 67 - Rossmore Secondary Plan  
<sup>7</sup> See Schedule E

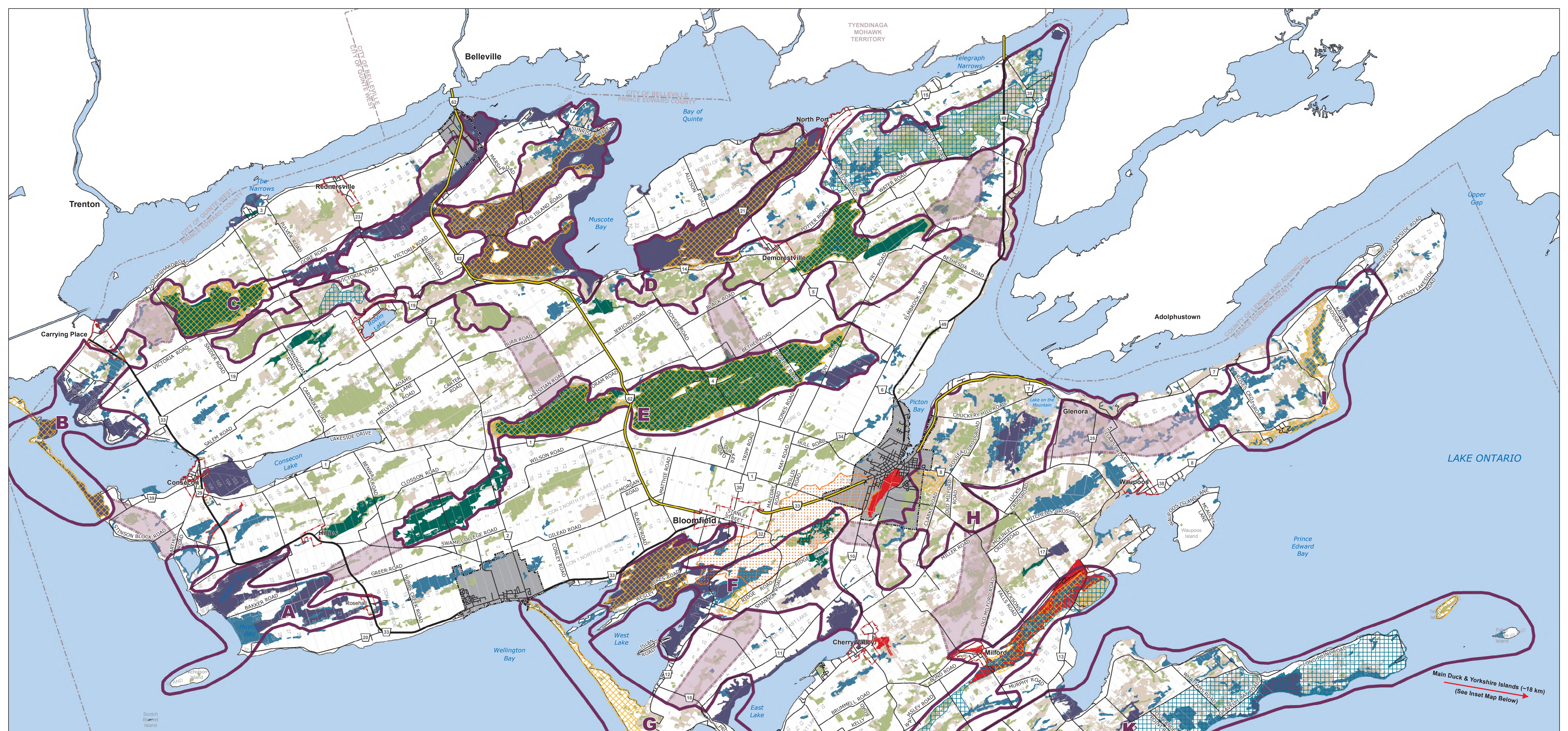
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Date Printed: February 18, 2021



### Overview Map





# SCHEDULE 'B': Natural Features & Areas

## Official Plan of Prince Edward County

Approved by the Ministry of Municipal Affairs and Housing: Adopted by the County of Prince Edward:

**Legend**

**Natural Features**

- ANSI<sup>1</sup> - Significant (Provincial or Regional)
- ANSI<sup>1</sup> - Candidate
- Natural Core Area\*See Core Area List
- Natural Core Area Linkage
- Valleyland
- Watershed for Waring's Creek
- Wetland - Provincially Significant
- Wetland

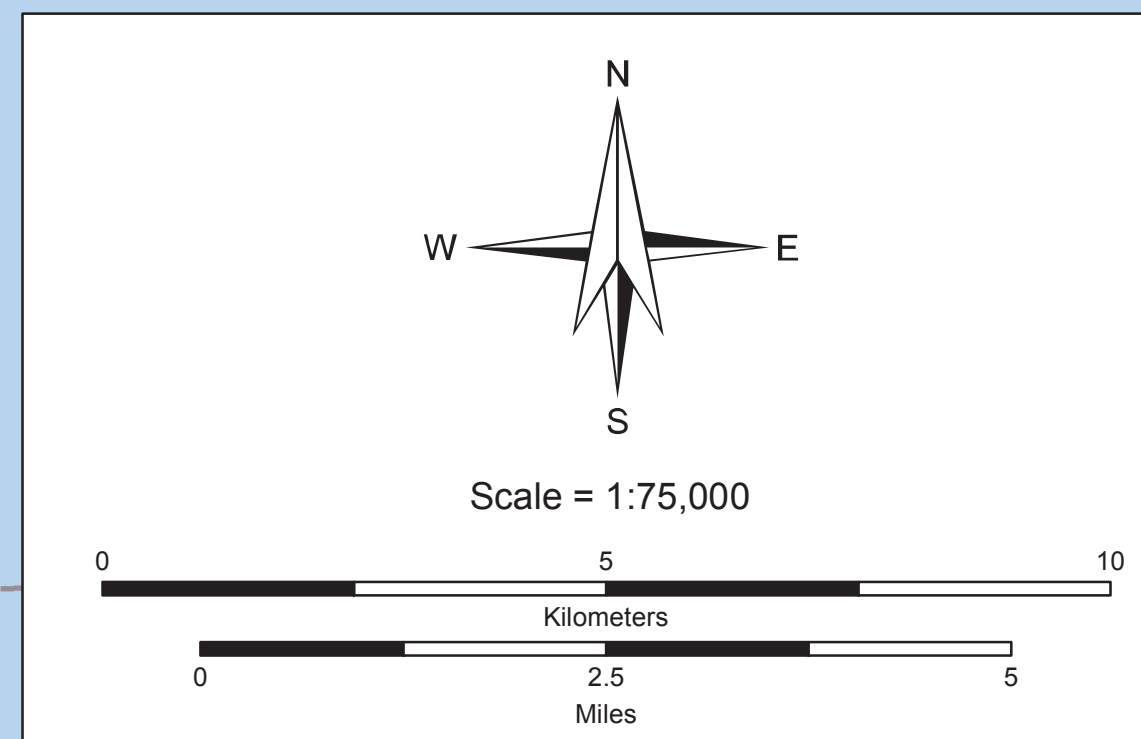
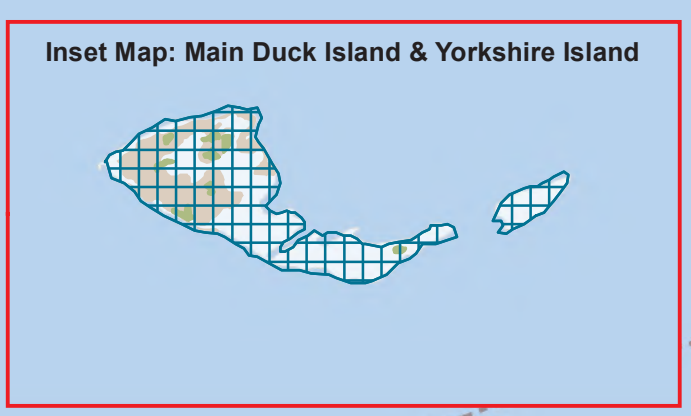
**Other Features**

- Coastal Wetland -Provincially Significant
- Coastal Wetland
- Woodland (>40 ha)
- Secondary Plan Boundary<sup>2</sup>
- Settlement Area Boundary
- County Boundary
- Provincial Highway
- Municipal Highway
- Other Roads<sup>3</sup>
- Ferry Route

**\*Natural Core Area List**

- A - North Bay/Pleasant Bay/Huyck's Bay
- B - Carrying Place
- C - Sawguin
- D - Demorestville
- E - Big Swamp/Little Swamp
- F - South Bloomfield Area
- G - Sandbanks
- H - North and East Picton
- I - Cape Vessey
- J - Black River Complex
- K - The South Shore

<sup>1</sup> Area of Natural & Scientific Interest  
See Official Plan Amendment Nos. 62 - Wellington Secondary Plan, 63 - Picton Secondary Plan, and 67 - Rossmore Secondary Plan  
<sup>2</sup> See Schedule E

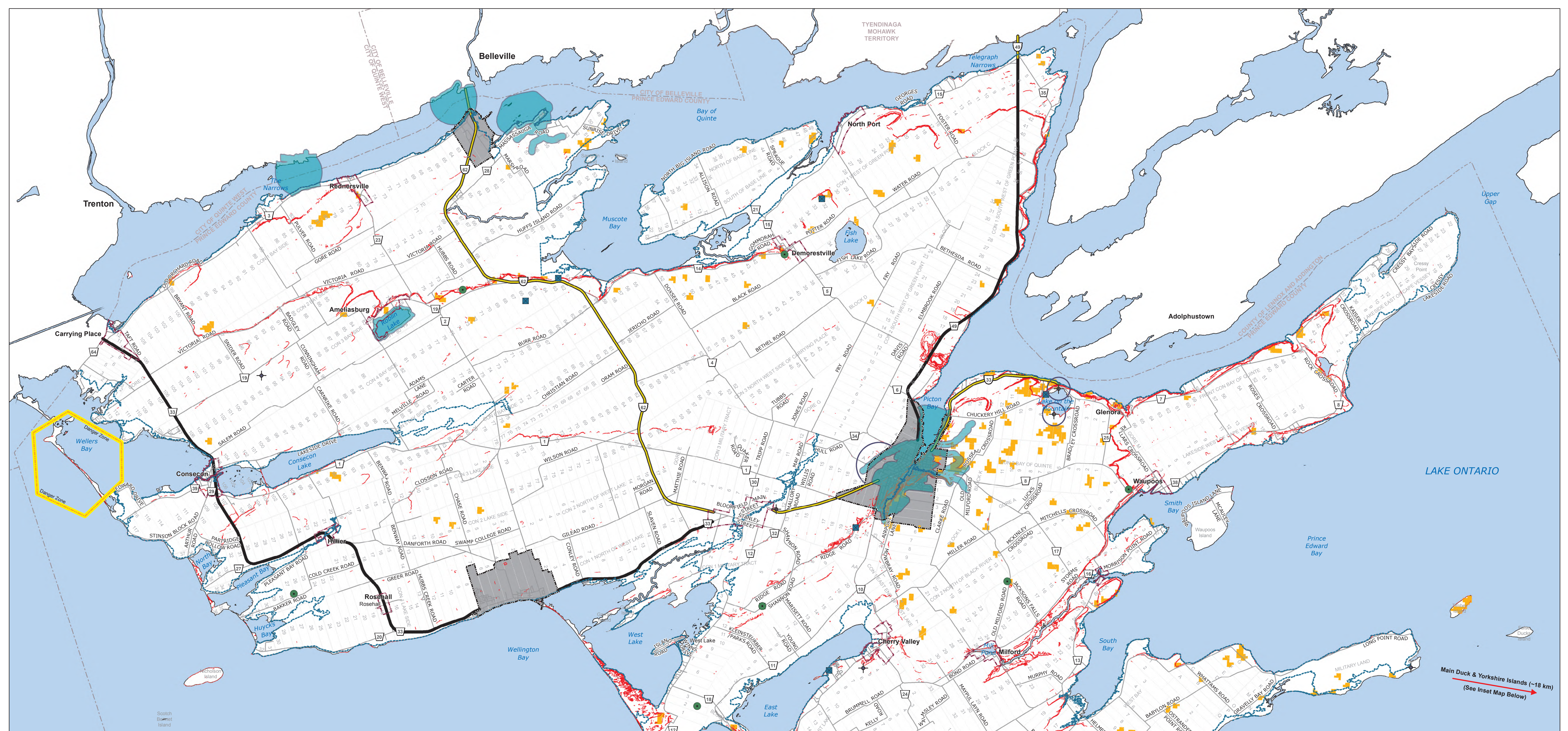


**The County**  
PRINCE EDWARD COUNTY • ONTARIO

Prince Edward County GIS

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Date Printed: February 18, 2021



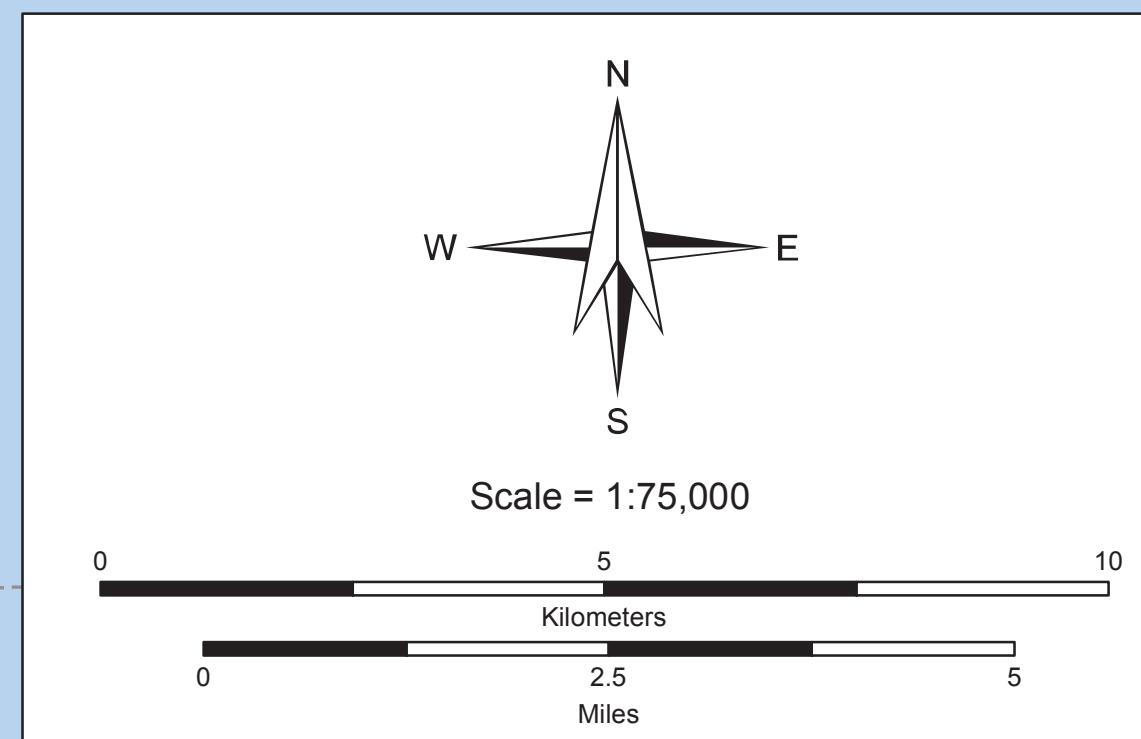
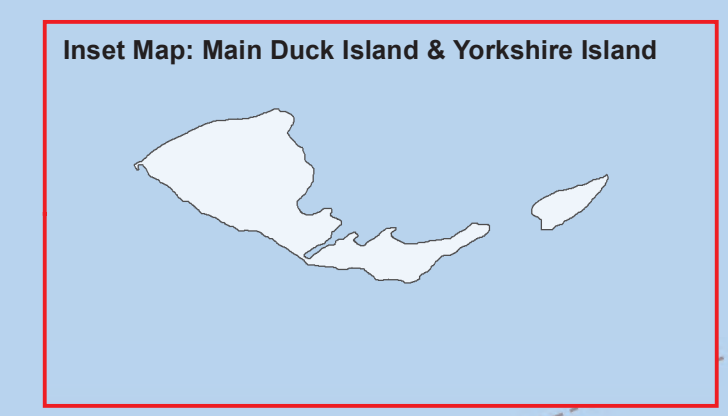
# SCHEDULE 'C': Constraint Areas

## Official Plan of Prince Edward County

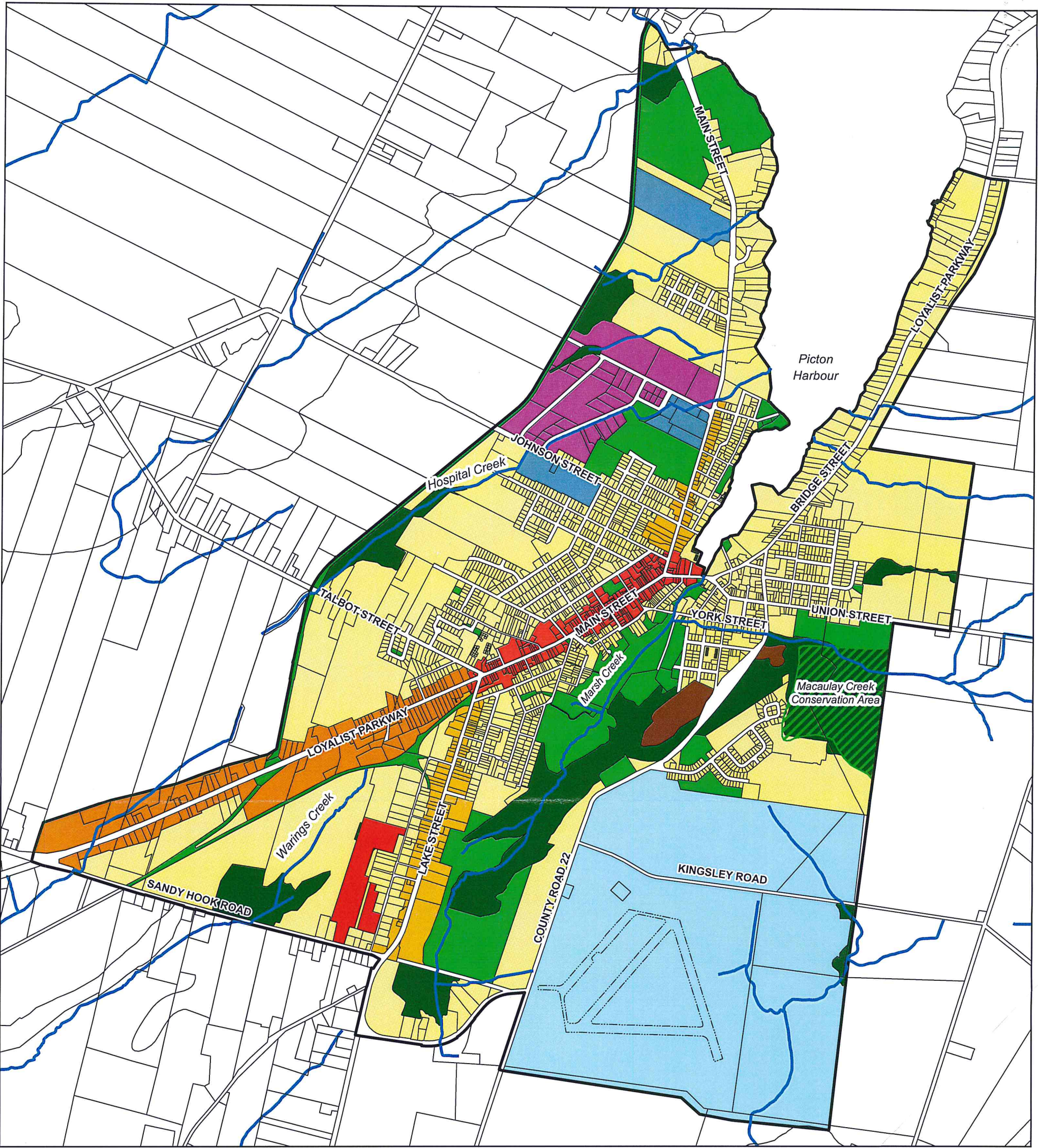
Approved by the Ministry of Municipal Affairs and Housing: Adopted by the County of Prince Edward:

- | Natural Constraints                               | Human Made Constraints   | Other Features                       |
|---|--|--------------------------------------|
| Flood Line  | Abandoned Gas Well (Halo Indicates Location Accuracy) <sup>1</sup> | Secondary Plan Boundary <sup>2</sup> |
| Potential Fire Hazard                             | Landfill - Closed  | Settlement Area Boundary             |
| Steep Slope (>25% and >3 m change in elevation)   | Landfill - Open  | County Boundary                      |
| Source Water Protection - Intake Protection Zones | Unexploded Ordnance (UXO) Area                                     | Provincial Highway                   |
|   |  | Municipal Highway                    |
|   |  | Other Roads <sup>7</sup>             |

<sup>1</sup> The location of the gas well may be anywhere within the corresponding accuracy halo boundary <sup>3</sup> See Schedule E  
<sup>2</sup> See Official Plan Amendment Nos. 62 - Wellington Secondary Plan, 63 - Picton Secondary Plan, and 67 - Rossmore Secondary Plan

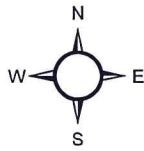


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# Picton Urban Centre

shaping tomorrow, today.  
**PLAN PICTON-HALLOWELL**



## Schedule A:

## Secondary Plan Land Use Map

### Sources

Prince Edward County  
 Quinte Conservation  
 Parcel Fabric as of August 2013

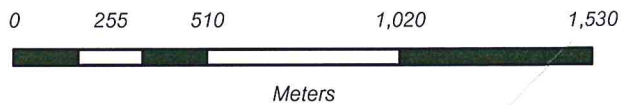
### Projection

Universal Transverse Mercator (UTM)  
 North American Datum 1983 (NAD83)  
 Zone 18N

### Published

Date: February 18, 2015

Prepared: IBI Group

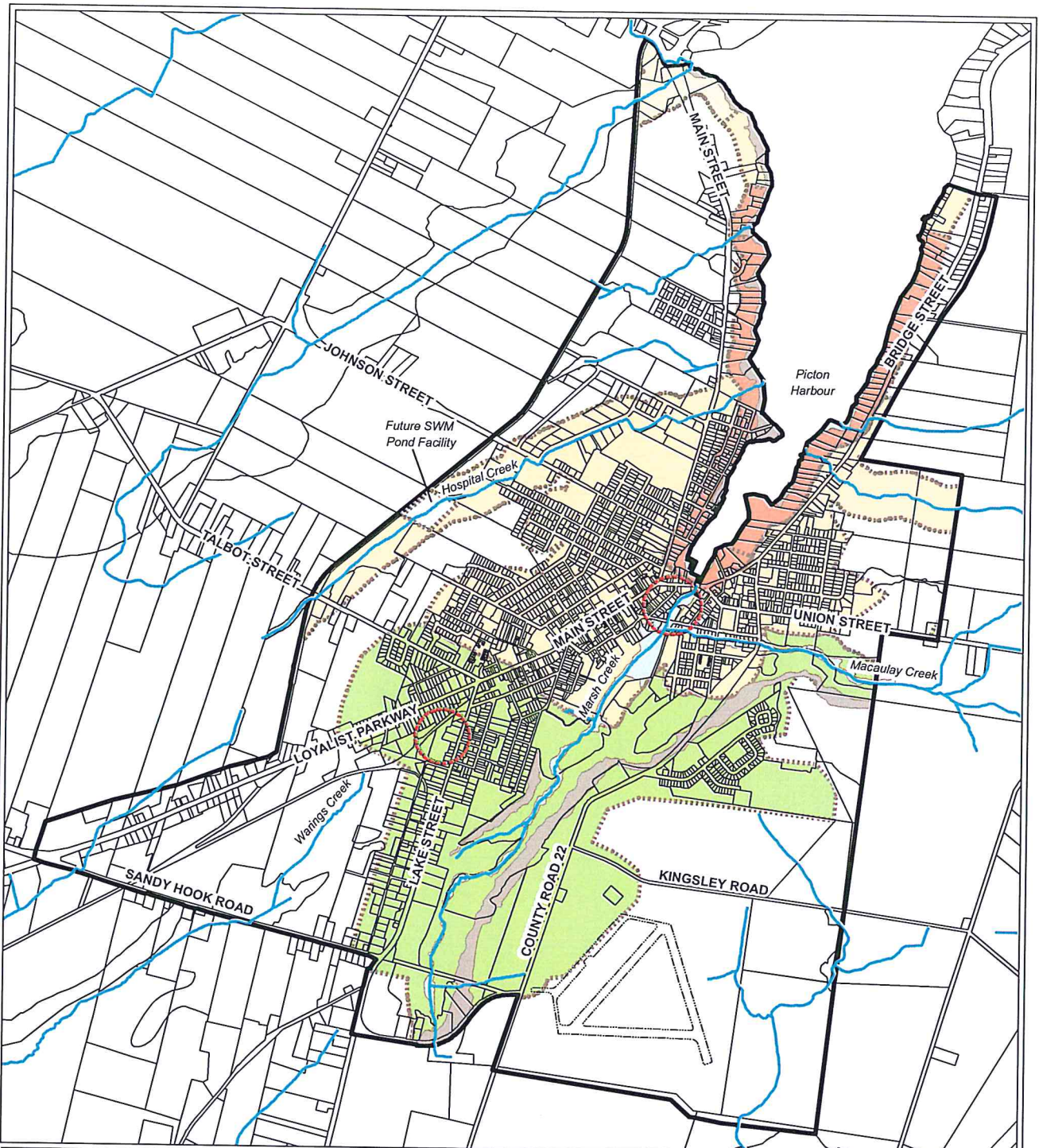


### Legend

- Planning Area Boundary
- Environmental Protection Area
- Park & Open Space Area
- Town Residential Area
- Downtown Core Area
- Town Gateway Area
- Town Corridor Area
- Waste Management Area
- Employment Area
- Institutional Area
- Heights Development Area
- Area of Natural & Scientific Interest (A.N.S.I.)
- Mineral Aggregate (Licensed Pit)

333 Preston Street  
 Ottawa, Ontario  
 Canada K1S 5N4  
 Tel: (613) 241-3300  
 Fax: (613) 241-1130





# Picton Urban Centre



## Schedule D:

## Secondary Plan Constraints Map

### Sources

Prince Edward County  
 Quinte Conservation  
 Parcel Fabric as of August 2013

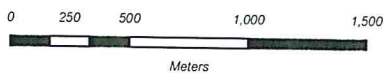
### Projection

Universal Transverse Mercator (UTM)  
 North American Datum 1983 (NAD83)  
 Zone 18N

### Published

Date: June 2014

Prepared: IBI Group



### Legend

- Planning Area Boundary
- Closed Landfill (Extent of Boundary To Be Confirmed)
- Steep Slope Areas (Extent of Boundary To Be Confirmed)
- Floodplain
- Intake Protection Zone 1  
Refer to Policy 4.7.1.6 of this Plan
- Intake Protection Zone 2  
Refer to Policy 4.7.1.6 of this Plan
- Intake Protection Zone 3a  
Refer to Policy 4.7.1.6 of this Plan
- Intake Protection Zone 3b  
Refer to Policy 4.7.1.6 of this Plan

333 Preston Street  
 Ottawa, Ontario  
 Canada K1S 5N4  
 Tel: (613) 241-3300  
 Fax: (613) 241-1130



Results Layers Home About

1 2 3 4

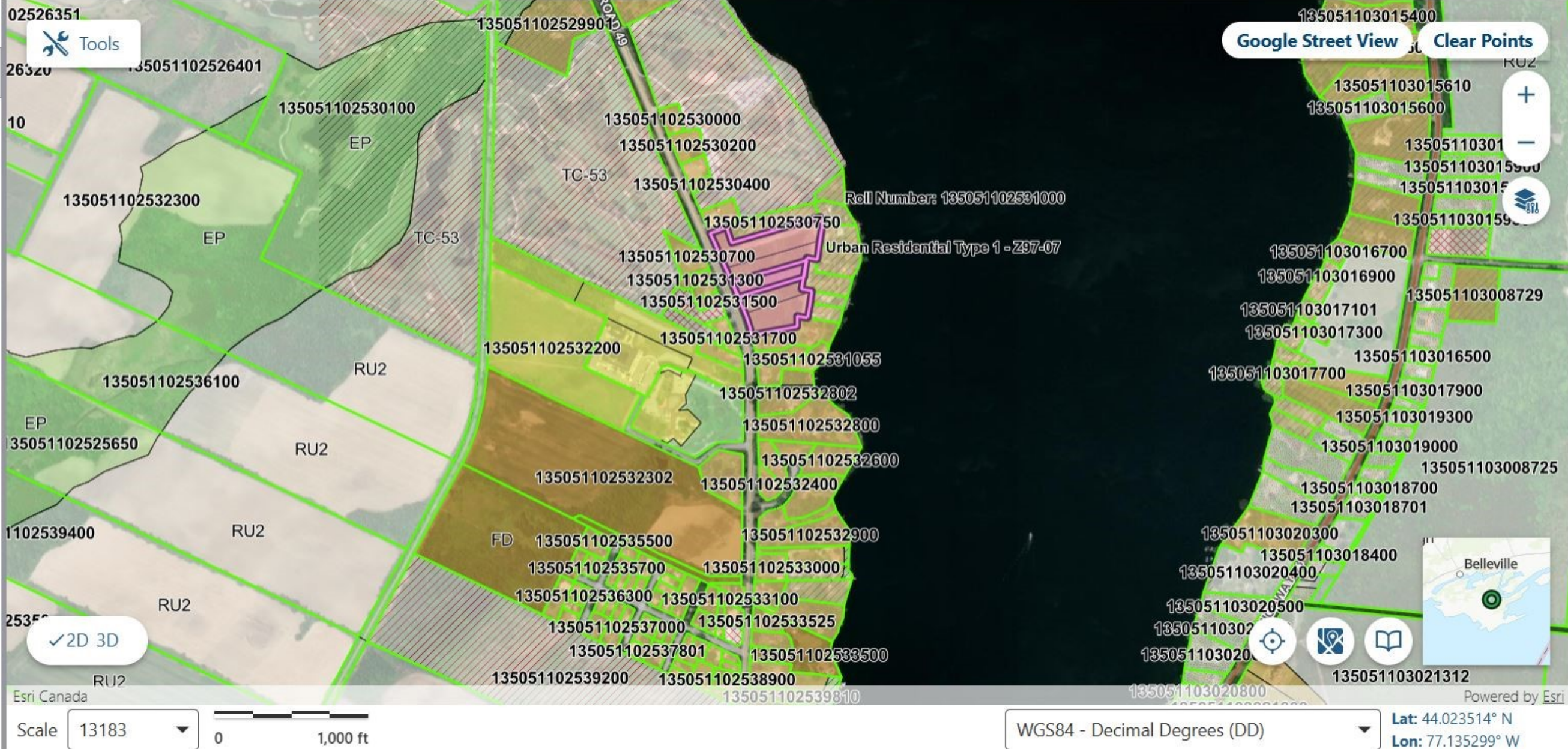
Urban Residential Type 1 - Z9...

★ Urban Residential Type 1 - Z97-07

Zoom to Result Buffer Result

ZONING	R1-44
ZONE	Urban Residential Type 1
WARD	Hallowell
Status	Current
BYLAW	3930-2017
FileNumber	Z97-07

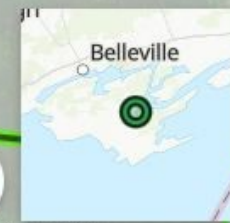
2D 3D



Google Street View Clear Points

+ -

3D



# **APPENDIX F**

## **Proposed Site Layout**



SITE AREA:	31 893.79 m <sup>2</sup>	100%
NUMBER OF UNITS:		111 UNITS
3 STOREY REAR GARAGE TOWNHOUSES, TYPE 'A'		25 UNITS
BUNGALOW TOWNHOUSES WITH LOFT, TYPE 'B'		9 UNITS
3 STOREY TOWNHOUSES, TYPE 'C'		53 UNITS
3 STOREY BACK-TO-BACK TOWNHOUSES, TYPE 'D'		24 UNITS

R3-75-H - 71 UNITS	SITE AREA	15 180.21 m <sup>2</sup>	- 100%
<b>COVERAGE</b>			
BLOCK 1, 3 STOREY REAR GARAGE TOWNHOUSES, TYPE 'A', 5 UNITS		377.30 m <sup>2</sup>	
BLOCK 2, 3 STOREY REAR GARAGE TOWNHOUSES, TYPE 'A', 4 UNITS		303.37 m <sup>2</sup>	
BLOCK 3, 3 STOREY REAR GARAGE TOWNHOUSES, TYPE 'A', 6 UNITS		450.92 m <sup>2</sup>	
BLOCK 4, 3 STOREY REAR GARAGE TOWNHOUSES, TYPE 'A', 4 UNITS		300.14 m <sup>2</sup>	
BLOCK 5, 3 STOREY REAR GARAGE TOWNHOUSES, TYPE 'A', 6 UNITS		450.92 m <sup>2</sup>	
BLOCK 6, 3 STOREY BACK-TO-BACK TOWNHOUSES, TYPE 'D', 10 UNITS		590.10 m <sup>2</sup>	
BLOCK 7, 3 STOREY BACK-TO-BACK TOWNHOUSES, TYPE 'D', 8 UNITS		472.90 m <sup>2</sup>	
BLOCK 8, 3 STOREY BACK-TO-BACK TOWNHOUSES, TYPE 'D', 6 UNITS		357.09 m <sup>2</sup>	
BLOCK 9, 3 STOREY TOWNHOUSES, TYPE 'C', 8 UNITS		617.87 m <sup>2</sup>	
BLOCK 10, 3 STOREY TOWNHOUSES, TYPE 'C', 10 UNITS		771.31 m <sup>2</sup>	
BLOCK 11, 3 STOREY TOWNHOUSES, TYPE 'C', 4 UNITS		310.99 m <sup>2</sup>	
		5 002.91 m <sup>2</sup>	
COVERED PORCH		305.28 m <sup>2</sup>	- 34.97%
	TOTAL	5 308.19 m <sup>2</sup>	
PAVED AREA (DRIVEWAYS)		4 926.50 m <sup>2</sup>	- 32.45 %
LANDSCAPE AREA		4 945.52 m <sup>2</sup>	- 32.58 %
SOFT LANDSCAPE	3 681.46 m <sup>2</sup>		
HARD LANDSCAPE	1 234.89 m <sup>2</sup>		
STAIRS	29.17 m <sup>2</sup>		
PARKING SPACES - 108 SPACES, INCLUDED: GARAGE - 96 SPACES; SURFACE PARKING - 12 SPACES.			

R3-76-H - 40 UNITS	MINIMUM LOT AREA - 152.32 m <sup>2</sup>		
	SITE AREA	13 365.42 m <sup>2</sup>	- 100%
<b>COVERAGE</b>			
BLOCK 12, BUNGALOW TOWNHOUSES WITH LOFT, TYPE 'B', 9 UNITS		1080.60 m <sup>2</sup>	
BLOCK 13, 3 STOREY TOWNHOUSES, TYPE 'C', 6 UNITS		464.43 m <sup>2</sup>	
BLOCK 14, 3 STOREY TOWNHOUSES, TYPE 'C', 7 UNITS		541.15 m <sup>2</sup>	
BLOCK 15, 3 STOREY TOWNHOUSES, TYPE 'C', 6 UNITS		464.43 m <sup>2</sup>	
BLOCK 16, 3 STOREY TOWNHOUSES, TYPE 'C', 6 UNITS		464.43 m <sup>2</sup>	
BLOCK 17, 3 STOREY TOWNHOUSES, TYPE 'C', 6 UNITS		464.43 m <sup>2</sup>	
		3 479.47 m <sup>2</sup>	
COVERED PORCH		146.73 m <sup>2</sup>	- 27.13 %
	TOTAL	3 626.20 m <sup>2</sup>	
PAVED AREA (DRIVEWAYS)		3 587.66 m <sup>2</sup>	- 26.84 %
LANDSCAPE AREA		6 151.56 m <sup>2</sup>	- 46.03 %
SOFT LANDSCAPE	5 296.10 m <sup>2</sup>		
HARD LANDSCAPE	814.35 m <sup>2</sup>		
STAIRS	41.11 m <sup>2</sup>		
PARKING SPACES - 60 SPACES, INCLUDED: GARAGE - 40 SPACES; DRIVEWAYS - 5 SPACES; SURFACE PARKING - 15 SPACES.			

CL-33-H - COMMERCIAL BLDG.			
SITE AREA	1 233.48 m <sup>2</sup>	- 100%	
COVERAGE	225.00 m <sup>2</sup>	- 18.24 %	
PAVED AREA	407.82 m <sup>2</sup>	- 33.06 %	
LANDSCAPE AREA	600.66 m <sup>2</sup>	- 48.70 %	
SOFT LANDSCAPE	447.75 m <sup>2</sup>		
HARD LANDSCAPE	152.91 m <sup>2</sup>		
PARKING SPACES - 10 SPACES			

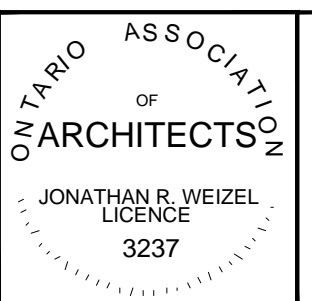
OS - STORM POND			
SITE AREA	2 114.68 m <sup>2</sup>	- 100%	
LANDSCAPE AREA	600.66 m <sup>2</sup>	- 100 %	

PARKING SIZE			
REQUIRED: MIN. AREA 16.7 m <sup>2</sup> , MIN. WIDTH 2.7 m.			
PROPOSED:			
SURFACE SPACES	6.0 x 2.785 = 16.71 m <sup>2</sup>	B-F SPACES	6.0 x 4.0 = 24.0 m <sup>2</sup>
GARAGE TYPE 'A'	2 x 6.15 x 2.720 = 2 x 16.73 m <sup>2</sup>		= 33.46 m <sup>2</sup>
GARAGE TYPE 'B'	6.0 x 3.0 = 18.0 m <sup>2</sup>		
GARAGE TYPE 'C'	6.032 x 3.0 = 18.1 m <sup>2</sup>		
GARAGE TYPE 'D'	6.0 x 3.0 = 18.0 m <sup>2</sup>		

5	Revision Site Plan	May 14, 2025
4	Revision Site Plan	Feb 13, 2025
3	Revision Site Plan	Dec 26, 2024
2	Revision Site Plan	Dec 20, 2024
1	Site Plan	Dec 12, 2024
No.	Reference	Date
Revisions		

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT  
DO NOT SCALE THE DRAWINGS  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

SHEET PRINT SIZE 36" x 24"  
36 JANESVILLE ROAD  
Thornhill, Ontario L4J 6Z9  
Telephone.....(905) 707-1996  
Facsimile.....(905) 707-3474



**JONATHAN WEIZEL ARCHITECT**

Project  
**49 & 57 FOLKARD LANE**  
PICTON, PRINCE EDWARD COUNTY, ONTARIO

Drawing Title			
SITE PLAN			
Drawn by:	GN	Date	MAY 14, 2025
Checked by:	JW	Scale	1:400
Project Number	219/27	Drawing Number	A-001

PRELIMINARY

# **APPENDIX G**

## **CVs**



## Scott Reynolds, B.Sc. (Env), EP

Manager of Environmental Planning / Biologist

Years of Experience: 21

Years with Ainley: 17

### Education:

- B.Sc., Environmental, University of Guelph, Guelph, Ontario, (2004)
- MTO/DFO/OMNR Fisheries Protocol Training
- MNR Ecological Land Classification Training
- Class 1 Electrofishing Certification
- Certified Butternut Health Assessor
- Canadian Certified Inspector of Sediment and Erosion Control Course
- Ontario Wetland Evaluation System Training

### Professional Affiliations:

- Certified Environmental Professional (EP), Natural Resource Management Environmental Careers Organization (ECO) Canada

### MTO RAQS Specialties:

- Natural Sciences
- Fisheries Assessment

### Professional Background:

- **2008 to Present**  
**AINLEY GROUP**  
Manager of Environmental Planning
- **2006 to 2008**  
Greenview Environmental Ltd.,  
Consulting Engineers, Bancroft, ON  
Project Scientist
- **2004 to 2006**  
SGS Lakefield Research,  
Peterborough, ON  
Project Technician

### Professional Profile

Mr. Reynolds is the Manager of Environmental Planning with Ainley Group, and is responsible for the provision of environmental and engineering services to a variety of public and private clients throughout eastern Ontario. Mr. Reynolds has 21 years of environmental, engineering and survey experience that includes terrestrial / fisheries investigations, individual and class environmental assessments in accordance with the Environmental Assessment Act, Phase I and II environmental site assessments, short and long-term strategic waste management planning, waste disposal site environmental compliance, monitoring, and reporting, and engineering surveying in accordance with municipal and provincial standards. Mr. Reynolds also has experience in culvert design and selection, and erosion and sedimentation control on provincial transportation undertakings (temporary and permanent). His main duties include fisheries / terrestrial ecosystem impact assessments, facilitation of the Class Environmental Assessment process, sub-consultant liaison, culvert design, and erosion and sediment control plans.

### Relevant Experience

#### Environmental Assessments - Natural Sciences / Fisheries – Public Clients

- **Environmental Impact Study – Bridge Street West Path to Loyalist College – City of Belleville** – Assessment of environmental impacts associated with five (5) proposed trail alignments between Bridge St. West and Loyalist College in the City of Belleville.
- **Wetland Restoration Plan and Floodplain Mapping – Part of Lot 19, Con 5, Township of Alnwick/Haldimand, Northumberland County** – Completion of floodplain mapping and preparation of a Wetland Restoration Plan in response to a Conservation Authority violation notice for development within a wetland.
- **TPM Preliminary & Detailed Design for Highway 33 Improvements from Bath to Collins Bay Road (Ongoing)** - Environmental planner responsible for Class EA process for this Group 'B' project for preliminary and detail design for pavement rehabilitation for the 14.5 km project limits, as well as, roadway widening, roadway realignment, drainage improvements, signal upgrades, and replacement/ rehabilitation of non-structural culverts on Highway 33 from Bath to Collins Bay Road. Mr. Reynolds is also responsible for preparation and incorporation of mitigation measures from Terrestrial and Fish and Fish Habitat Impact Assessment reports into the environmental deliverables and the contract. Deliverables included stakeholder and agency consultation, Summary of Environmental Conditions Report, and Transportation Environmental Study Report detailing existing conditions, potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation.

- **Environmental planner for a Group 'B' Class EA for resurfacing and new passing lane on Highway 7 between Kaladar and Scott Road.** This project involved the detail design for the reconstruction of 15 km of Highway 7. Work included Environmental Assessment (Group B), public and agency consultation including on Public Information Centre, gravity pipe design, culvert replacement and storm sewers, fisheries habitat & terrestrial ecosystems studies, & roadside safety improvements.
- Deliverables included Terrestrial and Fisheries Existing Conditions and Impact Assessment Reports, Summary of Existing Environmental Conditions, and a Design and Construction Report.

**Engineering Services Retainers – 4013-E-0016 – Environmental Planner / Biologist for Various projects throughout Eastern Region including but not limited to the following:**

- **Detail Design for Culvert Replacements on Highway 417 from 0.8 km west of Regional Road 7 easterly to 1.3 km east of County Road 30 for 24.5 km (from Casselman to Dunvegan)** - Environmental planner responsible for Class EA process for this Group 'C' project for the replacement of thirty-five (35) culverts on Highway 417 0.8 km west of Regional Road 7 easterly to 1.3 km east of County Road 30 for 24.5 km. Mr. Reynolds was also responsible for preparation and incorporation of mitigation measures from Terrestrial and Fish and Fish Habitat Existing Condition and Impact Assessment reports into the environmental deliverables and the contract. Deliverables included stakeholder and agency consultation, Environmental Screening Document, and Environmental Synopsis detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation
- **Detail Design for Culvert Replacements on Highway 62 from 300 m South of County Road 620 Northerly to the Southern Limits of the Town of Bancroft** - Environmental planner responsible for Class EA process for this Group 'C' project for the replacement of thirty-two (32) culverts on Highway 62 from 300 m south of County Road 620 northerly to the southern limits of the Town of Bancroft. Mr. Reynolds was also responsible for incorporation of mitigation measures from stand-alone Terrestrial and Fish and Fish Habitat Existing Condition and Impact Assessment reports into the environmental deliverables and the contract. Deliverables included stakeholder and agency consultation, Environmental Screening Document, and Environmental Synopsis detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation.

**Engineering Services Retainer – 4012-E-0010 – Environmental Planner for Various projects throughout Eastern Region including, but not limited to, the following:**

- **Detail Design for Culvert Replacements on Hwy 17 from 0.17 km East of Murphy Road to 0.9 km West of Doran Road** – Environmental planner responsible for Class EA process for this Group 'C' project for the replacement of culverts on Highway 17 from east of Murphy Road to west of Doran Road. Mr. Reynolds was also responsible for incorporation of mitigation measures from stand-alone Species at Risk and Fish and Fish Habitat Impact Assessment reports into the environmental deliverables and the contract. Deliverables included stakeholder and agency consultation, Environmental Screening Document, and Environmental Synopsis detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation;
- **Detail Design for Culvert Replacements on Hwy 137 from Highway 401 to the USA Border** – Environmental planner responsible for Class EA process for this on-going Group 'C' project for the replacement of culverts and the resurfacing of Hwy 137 from Hwy 401 to the USA Border, including the ramp network at the 1000 Islands Parkway / Hwy 137 Interchange. Mr. Reynolds was also responsible for completion of Species at Risk Assessment and facilitation of the Fish and Fish Habitat Impact assessment for the undertaking. Deliverables included stakeholder and agency consultation, Species at Risk Screening Assessment, Fish and Fish Habitat Impact Assessment, and an Environmental Screening Document detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation.

**Engineering Services Retainer – 4011-E-0006 – Environmental Planner for Various projects throughout Eastern Region including, but not limited to, the following:**

- **Detail Design for Hwy. 401 Culvert Replacements (Wallbridge Road Interchange)** - Environmental planner responsible for Class EA process and terrestrial and Species at Risk Assessment for this Group 'C' project involving the replacement of four (4) culverts at the Wallbridge Loyalist Road and Highway 401 Interchange. Deliverables included an Environmental Screening Memorandum detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation;
- **Detail Design for Hwy. 401 Median Barrier Wall Replacement** - Environmental planner responsible for Class EA process for this Group 'C' project including the replacement of existing median barrier on Highway 401 from St. Hilaire Road to Trenton, City of Quinte West, Curriculum Vitae

Ontario.

**Engineering Services Retainer – 4011-E-0001 – Environmental Planner for Various projects throughout Eastern Region including, but not limited to, the following:**

- **Detail Design for Hwy. 416 Culvert Replacement (Cranberry Creek Municipal Drain)** – Environmental planner responsible for Class EA process for this Group 'C' project for the replacement of a culvert on Hwy 416 south of Roger Stevens Drive. Deliverables included an Environmental Screening Memorandum detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation;
- **Detail Design for Hwy. 417 Culvert Replacement - (8th Line to Limoges)** - Environmental planner responsible for Class EA process for this Group 'C' project including the detail design and preparation of contract package for the replacement of 28 culverts on Hwy 417 from 8th Line to Limoges.

**Engineering Services Retainer – 4009-E-0040 – Environmental Planner for Various projects throughout Eastern Region including, but not limited to, the following:**

- **Detail Design for Highway 401 Culvert Replacements** – Environmental planner responsible for Class EA process and terrestrial and Species at Risk Assessment for this Group 'C' project involving the rehabilitation/decommissioning of four (4) culverts on Highway 401 between Wallbridge – Loyalist Road and County Road 30. Deliverables included an Environmental Screening Memorandum detailing potential impacts to the environment and SAR and associated mitigation measures, and environmental contract documentation;
- **Detail Design for Highway 417 Culvert Replacements** – Environmental planner responsible for Class EA process and terrestrial and Species at Risk Assessment for this Group 'C' project involving the replacement of eleven (11) culverts on Highway 417 between Boundary Road and County Road 33. Deliverables included an enhanced consultation plan and liaison with agencies potentially impacted by possible ramp closures, Permit to Take Water (PTTW), and an Environmental Screening Document detailing potential impacts to the environment and associated mitigation measures, and environmental contract documentation;
- **Detail Design and Contract Preparation for Five (5) Stormwater Ponds adjacent to Highway 401** – Environmental planner responsible for development and incorporation of mitigation measures into the contract package to mitigate potential impacts to local fish and natural heritage environments. Pond sediment was also evaluated, and disposal alternatives were assessed and documented.

**Hwy 28 Detailed Design (W.P. 70-99-00, 4117-10-00), from the Peterborough/Haliburton County Boundary to the Haliburton/Hastings County Boundary. Pavement Rehabilitation with culvert replacements:**

- Environmental planner for the “fast track” detail design for the rehabilitation of Highway 28 from the Peterborough/Haliburton County Boundary northerly to the Haliburton/Hasting County Boundary. The project included in-place processing, asphalt paving, shoulder grading. The original intent of this project was pavement rehabilitation only, with culverts to be assessed and replaced under a future contract. In an effort to minimize road cuts following placement of surface course, the assessment of culverts was expedited, and 12 non-fisheries culverts were able to be included under this contract (issued as an addendum during tendering). Mr. Reynolds completed a terrestrial and Species at Risk assessment including a SAR screening report, erosion and sedimentation control, and environmental contract documentation.

**Hwy 28 Detailed Design (W.P. 4043-09-00, 4117-10-00), from the Haliburton/Hastings County Boundary to the south limit of Bancroft (Monck Road). Pavement Rehabilitation with culvert replacements:**

- **Environmental planner for the detail design for the rehabilitation of the pavement structure from the Haliburton/Hastings County Boundary to the south limit of Bancroft (Monck Road)** and the assessment and replacement of “poor” and “very poor” culverts within the project limits as well as the replacement of previously assessed fisheries culverts located within the limits of WP 70- 99-00 detailed above. Mr. Reynolds completed a terrestrial and SAR assessment including a SAR Screening Report, gravity pipe design, culvert replacement & roadside safety assessment. Other environmental deliverables completed by Mr. Reynolds included a PTTW (including dust suppression sources), environmental contract documentation, and oversight and management of the fisheries component of the project.

**Class Environmental Assessment – Highway 7 – Detail Design from Scott Road to 0.6 km West of County Road 38:**

- **Environmental planner for this Group 'C' Class EA for resurfacing on Highway 7 between Scott Road and County Road 38 in Sharbot Lake.** This project involved the detail design for the reconstruction of 25 km of Highway 7. Work included Environmental Assessment (Group C), agency consultation, gravity pipe design, culvert replacement and storm sewers, and fisheries habitat & terrestrial ecosystems studies. Deliverables included Terrestrial and Fisheries Existing Conditions and Impact Assessment Reports, Summary of Existing Environmental Conditions, and an Environmental Screening Document.

#### **Class Environmental Assessment – Highway 7 – Frontenac County Road 509 Intersection Improvements:**

- **Environmental planner for this Group 'C' Class EA for intersection improvements at Highway 7 and Frontenac County Road 509 including the construction of an eastbound slip-around lane.** Detail design deliverables included a screening for Species at Risk and natural heritage features, and an Environmental Screening Document. Construction completed in 2010.

#### **Environmental Services, Mega 5 Project (On-going) – Environmental Planner / Biologist for rehabilitation/replacement of eighteen (18) structures including but not limited to:**

- **Terrestrial and Aquatic Ecosystems Existing Conditions and Impact Assessment – Shelter Valley Creek Structural Culvert Rehabilitation (Highway 401)** – This project includes a detailed terrestrial and aquatic existing conditions review (field and desktop), including a review and assessment of Ecological Land Classification (ELC), vegetation, wetlands, wildlife, terrestrial and aquatic SAR, fish and fish habitat, and preliminary compensation or enhancement measures. Review work was completed in support of a Class Environmental Assessment and Detail Design Study. Upon completion of the existing conditions review, a detailed assessment of the impacts to the terrestrial and aquatic ecosystems associated with the structural culvert rehabilitation works was completed. Deliverables include a Terrestrial Ecosystem Existing Conditions and Impact Assessment Report, Aquatic Ecosystem Existing Conditions Report, and an Aquatic Ecosystem Impact Assessment Report;
- **Terrestrial and Aquatic Ecosystems Existing Conditions and Impact Assessment – Proctors Creek Structural Culverts Rehabilitation (Highway 401)** – This project includes a detailed terrestrial and aquatic existing conditions review (field and desktop), including a review and assessment of Ecological Land Classification (ELC), vegetation, wetlands, wildlife, terrestrial and aquatic SAR, fish and fish habitat, and preliminary compensation or enhancement measures. Review work was completed in support of a Class Environmental Assessment and Detail Design Study. Upon completion of the existing conditions review, a detailed assessment of the impacts to the terrestrial and aquatic ecosystems associated with the rehabilitation of the two structural culverts was completed. Deliverables include a Terrestrial Ecosystem Existing Conditions and Impact Assessment Report, Aquatic Ecosystem Existing Conditions Report, and an Aquatic Ecosystem Impact Assessment Report;
- **Terrestrial Ecosystems Existing Conditions and Impact Assessment – St. Hilaire Road Bridge Rehabilitation (Highway 401)** – This project included detailed terrestrial existing conditions review (field and desktop), including a review and assessment of Ecological Land Classification (ELC), vegetation, wetlands, wildlife, and terrestrial SAR in support of a Class Environmental Assessment and Detail Design Study. Upon completion of the existing conditions review, a detailed assessment of the impacts associated with the bridge rehabilitation works was completed. Deliverables included a Terrestrial Ecosystem Existing Conditions and Impact Assessment Report;
- **Summary of Existing Conditions – Switzerville Road Bridge Rehabilitation (Highway 401)** – This project included a scoped terrestrial existing conditions review (field and desktop), including a review and assessment of vegetation, wetlands, wildlife, and terrestrial SAR in support of a Class Environmental Assessment and Detail Design Study. Upon completion of the existing conditions review a general assessment of impacts associated with the bridge rehabilitation works was completed. Deliverables included a Summary of Existing Conditions Report. Environmental Services Retainer, Eastern Region (4012-E-0034) – Environmental Planner / Biologist:
- **Environmental Existing Conditions Review (Fisheries, Terrestrial, Archaeology, Built Heritage) - Highway 417 from Casselman to Dunvegan** – Project included fisheries existing conditions investigation at five (5) structural culverts, terrestrial existing conditions review and Stage I archaeological assessment for the entire project limits (Highway 417, Casselman to Dunvegan) and a built heritage assessment for two (2) bridge sites within the project area;
- **Fish and Fish Habitat Existing Conditions and Impact Assessment - Highway 416 from Highway 401(I/C#721) Northerly to 2 km North of Roger Stevens Drive** – Project included fisheries existing conditions investigation and impact assessment at thirty-three (33) culvert locations in support of future infrastructure development in the area and to expand upon existing background

documentation;

- **Aquatic Ecosystem Existing Conditions and Impact Assessments – Highway 401 West of Wooler Road at Culvert Location 1204010019/35** – Project included a detailed assessment of existing conditions and potential impacts at a culvert conveying a tributary of Mayhew Creek (cold water tributary) to act as supporting information to be used during the detail design for culvert rehabilitation via slip-lining techniques;
- **Aquatic Ecosystem Existing Conditions – Highway 401 from 500 m west of the Catarauqui River Bridge to the Highway 15 Underpass** – Project included a detailed investigation of existing aquatic ecosystem conditions within the study area to act as supporting information for future design assignments;
- **Aquatic Ecosystem Existing Conditions – Highway 33 from 50 m West of Collins Bay Road to 250 m East of Sir John Johnson Drive** – Project included a detailed investigation of existing aquatic ecosystem conditions within the study area which included seven (7) highway widening locations and twenty-four (24) drainage structures to act as supporting information for future infrastructure and design projects;
- **Species at Risk Impact Assessment – Constant Creek Bridge Replacement (Highway 132)** – This project included detailed field investigations in accordance with MNR SAR protocols for several species with potential to occur within the project limits. Investigations focused on impacts associated with the Constant Creek Bridge (Highway 132) decommissioning and construction of a new bridge approximately 100 m to the north. In addition, impacts to SAR from an approximate 600 m of road realignment were also addressed as part of the project investigations. Deliverables included a SAR Impact Assessment Report, and MNR Information Gathering Forms provided to the MNR as part of ESA permitting designations;
- **Species at Risk and Fish and Fish Habitat Impact Assessment – Highway 17 / Storyland Road Intersection Signalization and Illumination** – Project included detailed fisheries and SAR investigations in support of the detail design for installation of permanent traffic control signals and illumination at the intersection. The project included seasonal field investigations and an assessment of impacts associated with highway platform widening into adjacent fish habitat and wetland conditions. Project deliverables included a Fish and Fish Habitat Existing Conditions and Impact Assessment Report, and Species at Risk Assessment Report;
- **Species at Risk and Fish and Fish Habitat Impact Assessment – Highway 62 from Foxboro to 1.0 km South of the Town of Ivanhoe** – Project included detailed fisheries and SAR investigations in support of the detail design for the replacement of fifty-five (55) culverts within the project limits noted above (on-going). The project included seasonal field investigations and an assessment of impacts associated with the culvert replacements. Project deliverables included a Fish and Fish Habitat Existing Conditions and Impact Assessment Report, and Species at Risk Assessment Report;
- **Individual Environmental Assessment – Township of Madawaska Valley Waste Management Strategic Plan**, Individual environmental assessment for 25-year waste management strategic plan within the Township of Madawaska Valley;
- **Class Environmental Assessment – Faraday Leachate Line, Township of Faraday**, Environmental assessment for handling leachate generated from the Township of Faraday waste disposal site;
- **Class Environmental Assessment – Biernacki Creek**, Environmental assessment for Biernacki Creek culvert rehabilitation on Highway 60, east of the Town of Barry's Bay.

### **Environmental Assessments and Natural Sciences - Land Development**

- **Environmental Site Screening Report – Part of Lots 13, 14, & 15, Concession 13, Geographic Township of Huntingdon, Municipality of Centre Hastings**, Mr. Reynolds completed the site screening for the development of eleven (11) residential lots on Mile Point Lane, on the south shore of Moira Lake. The report was prepared to document environmental features of the subject property and to provide an assessment of potential impacts from the undertaking. The scope of work included fall, spring, and summer field visits to classify the property in accordance with the Ecological Land Classification of Southern Ontario, and to address the potential for impacts to Species at Risk, wildlife habitat, and water quality, and erosion and sedimentation potential in the adjacent Moira Lake. Project activities included vegetation community mapping, documentation of SAR habitat, consultation with regulatory authorities (MNR/CA), development of a mitigation strategy to address potential environmental impacts, and preparation of an Environmental Site Screening Report;
- **Species at Risk Screening Assessment – Part Block 45, R-Plan No. 218, Lots 12, 13, 14, & 15, and Part of Lots 9, 10, and 11, Village of Madoc**, Mr. Reynolds completed the species at risk screening as part of the red-lining of a draft approved plan of subdivision

for a 3.66-hectare (ha; 9.04 acre) parcel of property in the Village of Madoc. The assessment included a review of background information provided by the MNR Natural Heritage Information Centre and MNR staff, a review of habitat types for the SAR identified as having the highest likelihood of occurrence with the project limits, and site visits and investigations to verify the presence of SAR individuals and SAR habitat per the MNR Significant Wildlife Habitat Technical Guide. The results of the investigations were documented in a Species at Risk Screening Assessment Report (in progress);

- **Environmental Impact Study – Glen Ridge Estates Development, Vermilyea Road, City of Belleville, Ontario**, Mr. Reynolds completed the environmental site investigations for the development of a 33-lot residential sub-division at the north limits of the City of Belleville, Ontario. The assessment was completed to document environmental features of the subject property and to provide an assessment of potential impacts from the undertaking. The scope of work included fall, spring, and summer field visits to classify the property in accordance with the Ecological Land Classification of Southern Ontario, and to address the potential for impacts to Species at Risk, wildlife habitat, and other environmental features. Project activities included vegetation community mapping, documentation of SAR habitat, consultation with regulatory authorities (MNR/CA), development of a mitigation strategy to address potential environmental impacts, and preparation of an Environmental Impact Study report (in progress).

### **Culvert Assessment, Design, and Erosion and Sedimentation Control**

- **GWP 4330-04-01, Detailed Design - Italia Lane Realignment – Ministry of Transportation**, Evaluation and culvert design for centreline culvert replacement(s) in accordance with the MTO Gravity Pipe Design Guidelines, culvert outlet erosion control/protection strategy, temporary erosion and sedimentation control plan during construction;

**GWP 213-00-00, Detailed Design - Highway 37 Resurfacing – Ministry of Transportation, Evaluation and culvert design for centreline culvert replacement(s) in accordance with the MTO Gravity Pipe Design Guidelines, culvert outlet erosion control/protection strategy, temporary erosion and sedimentation control plan during construction.**

### **Contaminant Waste Management**

Prepared / completed senior review of excess soils assessment related documentation per O.Reg. 406/19 including Assessment of Past Uses Report, Sampling and Analysis Plan, and / or Soil Characterization Report, and development of tender ready specifications to support construction tendering.

- **Highway 401 – Eastbound from Wyman Road to Highway 37** – project included an assessment for the management of approximately 130,000 m<sup>3</sup> of excess earth on Highway 401 associated with highway shoulder rehabilitation;
- **Highway 401 – Westbound from Wyman Road to Highway 37** – project included an assessment for the management of approximately 125,000 m<sup>3</sup> of excess earth on Highway 401 associated with highway shoulder rehabilitation;
- **Highway 417 – Casselman to Dunvegan** – project included an assessment for the management of approximately 192,000 m<sup>3</sup> of excess earth on Highway 417 associated with full highway reconstruction;
- **Drouin Avenue – City of Ottawa** – project included an assessment for the management of approximately 2,390 m<sup>3</sup> of excess earth on Drouin Avenue associated with the street reconstruction and utility rehabilitation;
- **Bridge Street Sewage Pumping Station – Municipality of North Grenville** – project included an assessment for the management of approximately 1,600 m<sup>3</sup> of excess earth at the Bridge Street Sewage Pumping Station associated with storage box construction;
- **Sylvan Glen Bridge Replacement** – Municipality of Port Hope – project included an assessment for the management of approximately 600 m<sup>3</sup> of excess earth at the Sylvan Glen Bridge associated with the bridge replacement;

Performed Phase I and II Environmental Site Assessments to meet CSA standards, as well as monitoring and assisting in providing remediation action plans. Recent projects include:

- **Phase I Environmental Investigation** at multi-unit residential property in Belleville, Ontario. Private Client;
- **Phase I and II Environmental Investigations** including remedial cost estimate for residential and commercial properties in Arnprior, Ontario. MTO

**Phase I and II Environmental Investigations** including remedial cost estimate for commercial properties on Wolfe Island, Ontario. Ontario Ministry of Transportation;

- **Combined Phase I/II Environmental Investigations** including remedial cost estimate for six (6) Ontario Ministry of Transportation Patrol Yards in Eastern Ontario, MTO

Provided waste disposal site management including strategic waste plan preparation and environmental assessment for leachate management. Recent projects include:


- **Individual Environmental Assessment – Township of Madawaska Valley Waste Management Strategic Plan**, Individual environmental assessment for 25-year waste management strategic plan within the Township of Madawaska Valley;
- **Class Environmental Assessment – Faraday Leachate Line, Township of Faraday**, Environmental assessment for handling leachate generated from the Township of Faraday waste disposal site;



Scott Reynolds, B.Sc. (Env), EP

I, Scott Reynolds, hereby give consent to Ainley Graham & Associates Ltd. to provide a summary of my education, professional and/or technical experience to existing and prospective clients for the purpose of marketing, proposals and contract completion. This consent shall remain in effect until revoked by me in writing.

Name: Scott Reynolds

Signature: 

Date: May 18, 2021

Years of Experience: 21

Years with Ainley: 11

**Education:**

- B.Sc., Environmental Science, University of Guelph, Guelph, Ontario, 2004

**Certifications:**

- Ontario Wetland Evaluation System Training
- ROM Three Day Workshop on the Identification of Ontario Fishes
- Certified Butternut Health Assessor
- MTO/DFO/MNRF Fisheries Protocol Training

**MTO RAQS Specialties:**

- Natural Sciences

**Professional Background:**

- **2014 to Present**  
AINLEY GROUP,  
Environmental Planner
- **2008 to 2014**  
WESA, Environmental Services,  
Kingston, ON.,  
Environmental Scientist
- **2004 to 2008**  
Hitchon's Pump Sales & Service/  
Well Busters Canada Inc.,  
Belleville, ON.,  
Well Technician/Co-Ordinator
- **2004 to 2005**  
Trent University Scalable  
Indicators of Disturbance Project,  
Trent University Environmental  
Science Department,  
Peterborough, ON.,  
Project Technician

## Professional Profile

Mr. Davison has 21 years of experience in the fields of, natural sciences, fisheries, waste management, site investigation and remediation, groundwater and surface water monitoring and sampling, and well water assessment and improvement. He is responsible for the execution of the firm's environmental planning and field services projects. His duties include preparing environmental reports and approvals, monitoring and assessing field sites, and providing environmental expertise on various provincial, municipal, and private projects.

## Relevant Experience

### Environmental Assessments - Natural Sciences / Fisheries – Public Clients

Performed a variety of terrestrial and fisheries related assessments to meet the requirements of the Class Environmental Assessment for Provincial Transportation Facilities or Municipal Class Environmental Assessment. Duties have included existing conditions review (field and desktop) for Ecological Land Classification (ELC), vegetation, wetlands, wildlife, SAR (terrestrial and aquatic), fish and fish habitat, preliminary compensation or enhancement measures, as well as impact assessment and report preparation.

- **Environmental Impact Study – Bridge Street West Path to Loyalist College – City of Belleville** – Assessment of environmental impacts associated with five (5) proposed trail alignments between Bridge St. West and Loyalist College in the City of Belleville.
- **Wetland Restoration Plan and Floodplain Mapping – Part of Lot 19, Con 5, Township of Alnwick/Haldimand, Northumberland County** – Completion of floodplain mapping and preparation of a Wetland Restoration Plan in response to a Conservation Authority violation notice for development within a wetland.
- **Environmental Retainer 4012-E-0034**, Ministry of Transportation Eastern Region – Multiple Assignments (43 total): Archaeology, built heritage, fisheries, terrestrial, and SAR assessments, ESAs, and post construction monitoring, various locations throughout Eastern Region;
- **Environmental Services under MTO Eastern Region Engineering Retainers (4013-E-0016, 4015-E-0005, 4015-E-0007)** – Terrestrial, Fisheries, Archaeological, Class EA services;
- **Environmental Services under MTO East Region Design-Build Contracts (2014-4039, 2015-4022)** – Terrestrial, Fisheries, Class EA services;
- **Environmental Services under MTO Northeastern Region Design-Build Contracts (2015-5005, 2015-5007, 2015-5008)** – Terrestrial, Fisheries, Class EA services;
- **Environmental Services Mega 5 Project, Ministry of Transportation Eastern Region** – 18 Structures: Rehabilitation and replacement at various locations throughout Eastern Region;
- **Highway 33 Resurfacing, Widening and Shoreline Risk Assessment 4013-E-0026**, Ministry of Transportation Eastern Region – Preliminary and detail design, Highway 33 Bath to Kingston;
- **Highway 15 Detailed Design 4014-E-0009**, Ministry of Transportation Eastern Region – Pavement rehabilitation and drainage improvements, Highway 15

- **Peterborough County Bridges, County of Peterborough** – Environmental services for the rehabilitation/replacement of Reed, Dutch Line and North River Bridges, Peterborough ON;
- **Peterborough County Bridge, County of Peterborough** – Environmental services for the replacement of Old Norwood Road Bridge, Peterborough, ON;
- **United Counties of Leeds & Grenville** – Environmental services for the replacement/rehabilitation of ten (10) rigid frame structures within the United Counties of Leeds and Grenville, ON;
- **Camden East and Tamworth Bridges, County of Lennox and Addington** – Rehabilitation of Camden East and Tamworth Bridges, County of Lennox and Addington, ON;
- **Environmental Services for the Des Atocas Bridge Rehabilitation, HP Engineering Inc.** – Barn swallow monitoring, Alfred and Plantagenet Township, ON;
- **Environmental Services for the Gananoque River Bridge, HP Engineering Inc.** – Barn swallow mitigation and restoration plan, Gananoque, ON.

### Environmental Assessments - Natural Sciences / Fisheries – Private Clients

Performed a variety of terrestrial and fisheries related assessments to fulfill environmental study requirements for private land development. Duties have included existing conditions review (field and desktop) for Ecological Land Classification (ELC), vegetation, wetlands, wildlife, SAR (terrestrial and aquatic), fish and fish habitat, as well as Environmental Impact Study report preparation.

- 70C Mudcat Lane, Part Lots 2 and 3, Concession 5, Thurlow Ward, Hastings County;
- Part Lot 17, Concession 1, Richmond Township, Lennox & Addington County;
- Part Lot A, Concession Lakeside East of Cape Vessey, Township of North Marysburgh, Prince Edward County;
- Part Lot 21, Concession 9, Geographic Township of South Crosby, Township of Rideau Lakes, United Counties of Leeds and Grenville;
- Part Lot 5, Concession 1 North of the Carrying Place Hallowell (Fawcett Avenue), Town of Picton, Prince Edward County;
- Property located north of the Canadian National Railway tracks, east of Sidney Street, and west of Yeomans Street and Union Street intersection in Belleville, Ontario;
- Part Lots 61 and 62, Front Concession Bay of Quinte, Township of North Marysburgh, Prince Edward County.

### Contaminant Waste Management

Prepared excess soils assessment related documentation per O.Reg. 406/19 including Assessment of Past Uses Report, Sampling and Analysis Plan, and / or Soil Characterization Report, field oversight for environmental soils testing to support the above noted reports, and development of tender ready specifications to support construction tendering.

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- **Phase I and II Environmental Investigations** including remedial cost estimate for commercial properties on Wolfe Island, Ontario. Ontario Ministry of Transportation;
- **Combined Phase I/II Environmental Investigations** including remedial cost estimate for six (6) Ontario Ministry of Transportation Patrol Yards in Eastern Ontario, MTO
- **Phase II Environmental Investigation** at former industrial property in Belleville, Ontario. Private Client;
- **Combined Phase I/II Environmental Investigations for Contaminated Sites**, various locations in Northwest Territories. Aboriginal Affairs and Northern Development Canada;
- **Metals Contaminated Site Investigation** Including Borehole, Well Drilling and Monitoring, Kingston. Corporation of the City of Kingston and Ontario Ministry of Environment.

Provided remote site remediation to meet site specific requirements outlined by provincial and federal regulators. Recent projects include:

- **Tundra Mine Site Waste Water Treatment Plant** Construction and Operation, Northwest Territories. Government of Canada;
- **Colomac Mine Site Remediation**, Multi-Phase Extraction System Operation, Northwest Territories. Government of Canada.

Provided waste disposal site management including overall project management for several municipal projects. Assisted in the design of Development and Operations Plans as well as Closure Plans for waste disposal site for many municipalities. Developed monitoring and performance measures and executed monitoring and assessments for waste disposal sites. Assisted clients with approval applications processes when required. Recent projects include:

- Landfill Monitoring reports for 13 Waste Disposal Sites, Kawartha Lakes. City of Kawartha Lakes;
- Behchokö Solid Waste Site Closure and Reclamation Plan, Behchokö, Northwest Territories. Community Government of Behchokö;
- Annual Monitoring, Planning, Scheduling and reporting for Local Waste Disposal Site, Bancroft. Municipality of Hastings Highlands;
- Annual Monitoring, Planning, Scheduling and Reporting for Local Waste Disposal Site, Bancroft. Municipality of Faraday;
- Annual Monitoring, Planning, Scheduling and reporting for 2 Waste Disposal Sites, Gilmour. Township of Tudor and Cashel;
- Annual Monitoring, Planning, Scheduling and reporting for Thurlow Waste Disposal Site, Belleville. City of Belleville.

### Water Resources

Responsible for the evaluation of water wells according to relevant regulations and delivery of necessary improvements or decommissioning of wells to meet current regulations. Involved in Provincial Groundwater Monitoring Network and associated installations and maintenance, and responsible for liaising with project partners from Conservation Ontario and the MOE. Recent projects include:

- **Water Well Assessment, Compliance and Improvements**, various locations in Ontario. Multiple Private Clients;
- **Provincial Groundwater Monitoring Network**, Assessment, Installation, Maintenance and Sampling, various locations in Ontario. Conservation Ontario and Ontario Ministry of Environment.

I, David Davison, hereby give consent to Ainley Graham & Associates Ltd. to provide a summary of my education, professional and/or technical experience to existing and prospective clients for the purpose of marketing, proposals and contract completion. This consent shall remain in effect until revoked by me in writing.

Name: David Davison

Signature:

A handwritten signature in black ink, appearing to read 'D. Davison', written over a light blue horizontal line.

Date: May 28, 2021