



10608 Longwoods Road

Development Assessment Report (DAR)

Project Location:

10608 Longwoods Road, Delaware, ON

Prepared for:

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1.0 INTRODUCTION

MTE Consultants Inc. (MTE) has been retained by Derek Fitzpatrick (the Proponent) to undertake a Development Assessment Report (DAR) in support of a Zoning By-Law Amendment (ZBA) and Official Plan Amendments (OPAs) for the south portion of 10608 Longwoods Road (County Road 2) in Delaware, Ontario (herein referred to as the Subject Lands; **Figure 1**). An OPA is being requested to both the Municipality of Middlesex Centre and Middlesex County, and site-special policy is being requested. The Subject Lands currently contain an existing building and parking lot surrounded by Significant Woodland (as mapped on the Municipality of Middlesex Centre Official Plan). A medical “Clinic” is proposed within a portion of the existing building and will utilize the existing parking and driveway. Although no change to the existing building or expansion of developed lands are proposed, Site Plan Approval is required for the change in land use and a building permit is required for the Change of Occupancy/Use, as confirmed through pre-consultation with Middlesex Centre. The remainder of the legal parcel to the north will remain unchanged. The Record of Pre-Consultation is provided in **Appendix A**.

A DAR is required as part of a complete application because this project is proposed within 50 metres of Significant Woodland as identified on Schedule B of the Municipality of Middlesex Centre Official Plan (2025). This DAR is intended to provide an assessment of the potential impacts of the proposed land use change on the Subject Lands. An analysis of potential ecological impacts will be provided to ensure that proposed development activities are consistent with the Provincial Planning Statement (PPS; MMAH 2024), the Middlesex Centre Official Plan (2025), the County of Middlesex Official Plan (2023), and appropriate conservation authority regulations. Recommendations for avoidance, mitigation, and compensation, as applicable, will be provided to address potential impacts occurring as a result of the proposed change in land use. This report will be circulated to the municipality for agency review, distribution, and comment.

In accordance with the Natural Heritage Reference Manual (NHRM; MNR 2010), a Study Area including the Subject Lands and adjacent lands within 120 m has been defined for the purposes of evaluating ecological functions and determining negative impacts to natural heritage features or areas as a result of proposed development or site alteration (**Figure 1**).

2.0 NATURAL HERITAGE LEGISLATION & POLICY CONTEXT

2.1 Planning Act

The PPS (2024) was issued under the authority of the *Planning Act, 1990* to provide direction to regional and local municipalities on matters of provincial interest related to land use planning and development. With respect to natural heritage features and resources, the PPS defines eight natural heritage features or areas:

- Significant Wetlands;
- Significant Coastal Wetlands;
- Significant Woodlands;
- Significant Valleylands;
- Significant Wildlife Habitat (SWH);
- Significant Areas of Natural and Scientific Interest (ANSIs);

- Fish Habitat; and
- Habitat of Endangered and Threatened Species.

The Municipality of Middlesex Centre Official Plan (2025) aims to have consistent natural heritage policies consistent with the PPS. Natural heritage features will be considered under provincial, county, and/or municipal policies where appropriate.

2.2 Middlesex County Official Plan

The Middlesex County Official Plan (2023) provides planning direction on land use policy and physical planning within Middlesex County. The upper-tier policy framework is supported by lower-tier municipal Official Plans that provide more detailed policies and designations to guide planning and development. Natural Environment policies defined under Section 2.2.1 of the Official Plan are intended to contribute to healthy ecosystems that support ecological functions and sustain native biodiversity over the long term.

As per Schedule C of the Middlesex County Official Plan (Natural Heritage System), the woodland in the Subject Lands and surrounding lands beyond the Study Area are classified as Natural Heritage (**Figure 2**). Gaps in the Natural Heritage System overlay correspond with the existing residential/commercial areas on the property.

An OPA to the Middlesex County Official Plan is required for a site-special policy to permit the “Clinic” use.

2.3 Municipality of Middlesex Centre Official Plan

The Municipality of Middlesex Centre Official Plan (2025) is required to conform to the Middlesex County Official Plan. This DAR will largely refer to the Municipality of Middlesex Centre Official Plan instead of the Middlesex County Official Plan as it is intended to address local issues and special objectives and goals of the municipality.

Known natural heritage features where development is prohibited (i.e., wetlands, significant species at risk habitat, floodplains) are mapped as Natural Environment areas on Schedule A (Land Use Plan). No Natural Environment areas are mapped within the Study Area (**Figure 3**). The Study Area is designated as an Agricultural area.

Schedule B (Greenlands System) more specifically identifies natural heritage features where development or site alteration may be permitted dependent on the findings of a DAR. The Subject Lands and 120 m adjacent lands include a mapped Significant Woodland (**Figure 4**). The existing commercial/residential areas within and adjacent to the Subject Lands are excluded from the Significant Woodland.

An OPA is required based on the Pre-consultation Comments from the Municipality of Middlesex Centre as the proposed “Clinic” use is not consistent with the Agricultural land use designation.

2.4 Middlesex Centre Zoning By-law

Under the Middlesex Centre Zoning By-law 2005-005, the Subject Lands and most of the 120 m adjacent lands are zoned Agricultural 1 (A1) (**Figure 5**). A General Industrial zone (M2) is located directly to the south where a metal fabrication manufacturing business is located. The Subject Lands are proposed to be re-zoned to A1(□) to allow the change in building use for the proposed “Clinic”.

2.5 Upper Thames River Conservation Authority

With respect to development applications, the UTRCA administers *Ontario Regulation 41/24* pursuant to Section 28 of the *Conservation Authorities Act, 1990* as amended June 2024. Conservation Authorities no longer provide comment on natural heritage considerations as guided by the *Conservation Authorities Act*.

The UTRCA has identified an open drain in the north Subject Lands, extending northwest into the adjacent lands, as a regulated flooding hazard (**Figure 6**). The drain mapped within the Subject Lands is unnamed but joins with UT-DC-142 to the north. UT-DC-142 appears to be associated with the ornamental ponds north of the Subject Lands.

3.0 BACKGROUND REVIEW

The physical environment and biological setting of the Subject Lands and adjacent lands have been reviewed at a high level to understand the abiotic and biotic condition of the Study Area.

3.1 Physical Environment

The Study Area is located within the Hamilton Group paleozoic geology region of southern Ontario characterized by shale and limestone (Armstrong & Dodge 2007). The Study Area is underlain by the Clay Plains physiographic area (Chapman & Putnam 2007).

Surficial geology mapping available through the Ministry of Energy, Northern Development, and Mines indicates that the Subject Lands and broader study area are underlain by coarse-textured glaciolacustrine deposits, which is predominantly composed of sand, gravel, minor silt, and clay (OGS 2010).

3.2 Species at Risk Screening

Background resources were reviewed to develop baseline data with regards to species and habitat with the potential to occur within the Study Area. The results of the screening were used to guide the type and scope of targeted surveys discussed in Section 4.0.

Methods

A detailed Species at Risk (SAR) assessment (**Appendix B**) was completed to identify known occurrences of species classified as endangered, threatened, special concern (SC) or rare (S1-S3) within the vicinity of the Subject Lands and determine whether suitable habitat for these species may exist within the Study Area.

The Natural Heritage Information Centre database (NHIC; 2026) was reviewed for records of provincially significant species and/or habitats occurring within the Study Area. Occurrence data is provided for 1 km² area squares, with one square overlapping the Study Area (17MH6851). The Ontario Breeding Bird Atlas (OBBA; 2001-2005 and 2021-2025 occurrence data), and the Ontario Butterfly Atlas contain detailed, agency-reviewed information regarding the distribution of bird, reptile, and butterfly species in Ontario. Data is presented on 100 km² area blocks, with one data square overlapping the Study Area (17MH65). Critical habitat and distribution data for aquatic species was reviewed through Fisheries and Oceans Canada's (DFO's) aquatic SAR mapping (2025).

Species listed as endangered, threatened, or extirpated on the Protected Species in Ontario (PSO) List are legally protected from harm and habitats of species listed as endangered or threatened, as defined under the *Species Conservation Act* (SCA), are protected from damage or destruction. In this review, SAR also include federally listed threatened, endangered, and

extirpated avian species protected under the *Migratory Birds Convention Act (MBCA)* listed on Schedule 1 of the *Species at Risk Act (SARA)* and aquatic species listed on Schedule 1 of *SARA*.

MTE has included the following as species of provincial interest or Species of Conservation Concern (SOCC) to be considered in this report: species not included on the provincial PSO List (SCA 2025) that are assessed as special concern, threatened, endangered, or extirpated by the Committee on the Status of Species at Risk in Ontario (COSSARO) and provincially rare species (i.e., ranked S1 to S3). Provincial conservation status rankings are established by the NHIC based on the number of occurrences in Ontario and are defined as follows:

- S1: critically imperiled; often fewer than 5 occurrences;
- S2: imperiled; often fewer than 20 occurrences;
- S3: vulnerable; often fewer than 80 occurrences;
- S4: apparently secure;
- S5: secure; and
- S?: unranked, or, if following a ranking, rank uncertain (e.g., S3?).

Provincial status rankings do not provide an indication of regional abundance or rarity (i.e., species uncommon in the province may still be locally abundant in some regions).

The classification and protection of Significant Wildlife Habitat (SWH) is intended to complement other legislative habitat protection tools. As habitat protection for Threatened and Endangered species under the *SCA* are limited to species on the PSO List and *SARA* habitat protections apply only on federal lands or to the defined residence (i.e., the nest) in the case of migratory birds, species classified as endangered and threatened by COSSARO that are not included in the PSO list are also considered as rare species for the purposes of assessing SWH.

There are additional SAR with the potential to occur within the Study Area that are not well-represented within background information sources (Little Brown Myotis, Northern Myotis, Tri-colored Bat, Eastern Red Bat, Hoary Bat, Silver-haired Bat). These species will be considered on a site-specific basis where suitable habitat is present and have been added to the assessment.

Screening Results

A detailed overview of SAR and SOCC species records in the background database review is provided in **Appendix B**. Based on habitat within the Study Area, species of interest to be considered further in this DAR have been listed in **Table 1**. All species potentially present in the Subject Lands may also be found in the adjacent lands as available habitat is similar.

Table 1: SAR/SOCC with Potential to Occur within the Subject Lands & Adjacent Lands

Common Name	Scientific Name	Source	Status/Rank
Eastern Red Bat	<i>Lasiurus borealis</i>	Under-represented species	END
Eastern Wood-pewee	<i>Contopus virens</i>	OBBA	SC
Hackberry Emperor	<i>Asterocampa celtis</i>	OBA	S3
Little Brown Myotis	<i>Myotis lucifugus</i>	Under-represented species	END
Northern Hoary Bat	<i>Lasiurus cinereus</i>	Under-represented species	END
Northern Myotis	<i>Myotis septentrionalis</i>	Under-represented species	END

Common Name	Scientific Name	Source	Status/Rank
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	OBBA	END
Schreber's Aster	<i>Eurybia schreberi</i>	NHIC	S2
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	Under-represented species	END
Tawny Emperor	<i>Asterocampa clyton</i>	OBA	S3
Tri-colored Bat	<i>Perimyotis subflavus</i>	Under-represented species	END
Tufted Titmouse	<i>Baeolophus bicolor</i>	OBBA	S3

As species records only provide general occurrence data, the final determination of species presence or absence shall be subject to the availability of suitable habitat on the Subject Lands as determined through site-specific field investigations and discussed in Section 4.0.

4.0 NATURAL HERITAGE FEATURES AND FUNCTIONS

4.1 Field Investigations

MTE completed one field visit within the Subject Lands on the morning of June 17, 2026. The site investigation included Ecological Land Classification (ELC) in accordance with the sampling protocols outlined in the ELC for Southern Ontario manual (Lee et al. 1998), a floral inventory, and a general habitat and species at risk assessment. Field investigations included the adjacent lands to the north to the limits of the ornamental ponds and observations were noted from the east and west property boundaries. A photographic log is provided in **Appendix C**. Field sheets, including a full plant list, are available in **Appendix D**.

The Subject Lands included an existing commercial property including one building, a parking area south of the building, a driveway via Longwoods Road, and surrounding manicured lawn (**Photos 1-4 – Appendix C**). The adjacent lands to the north included a residential area and two large manmade ornamental ponds. The ponds were maintained and surrounded by lawn rather than natural vegetation (**Photo 5 – Appendix C**).

Aside from the existing residential and commercial properties, two communities were observed within the Subject Lands (**Figure 7**). Both communities are common and secure in Ontario (OMNR 2000). The larger of the two communities (Community 1) was classified as cultural woodland. Based on a review of aerial images, cultural woodland extends to the north and west beyond the Subject Lands. Canopy species were a mix of Black Walnut (*Juglans nigra*), White Spruce (*Picea glauca*), Norway Spruce (*Picea abies*), White Pine (*Pinus strobus*), and Silver Maple (*Acer saccharinum*) and were on average around 40-50 years old. Canopy cover was relatively low with some large openings in the canopy (**Photo 6 – Appendix C**) and several patches of dead trees. There was limited evidence of any recent human disturbance in the community. There were some indications of moister soils where several individual Skunk Cabbage (*Symplocarpus foetidus*) were observed, as well as a few patches of Sensitive Fern (*Onoclea sensibilis*) and Spotted Touch-me-not (*Impatiens capensis*). The community was overall an upland community.

Community 2 was best classified as a meadow marsh. This community originated in a low patch of Eastern Cottonwood (*Populus deltoides*) trees east of the Subject Lands that appeared to collect surface water from the surrounding agricultural lands (**Photo 7 – Appendix C**).

Community 2 then narrowed down towards the west into a small flow path in the northeast Subject Lands (**Photo 8 – Appendix C**). This flowpath contained shallow water during the site visit and roughly corresponded to the east section of the drain mapped by UTRCA within the

Subject Lands (**Figure 6**). The outlet of this flowpath could not be located, but it presumably drains into one of the two ornamental pond to the north of the Subject Lands. A pipe was observed draining into northeast pond, but its origin could not be confirmed. The flowpath was not considered potential fish habitat due to the lack of a direct surface water connection. Community 2 may provide amphibian breeding habitat for frogs and toads as it was noted that the drain had some standing water during the June visit and the wetland would likely be more flooded in early spring. This wetland is also connected directly to the woodland, which may provide foraging habitat, upland summer habitat, and a movement corridor from adjacent natural areas. Amphibian habitat is further evaluated in Section 4.2.4 below.

A single Butternut tree was observed in the southeast corner of Community 1 near the property boundary with Vandex Manufacturing Ltd. (**Figure 7**). This tree showed heavy canker on the main part of the bole and was likely Category 1 (i.e., unretainable and unprotected) (**Photo 10 – Appendix C**). A Butternut health assessment was not completed.

No other rare or protected species or their habitats were observed. No specific features were identified that required further investigation.

4.2 Evaluation of Natural Heritage Features

In accordance with applicable federal, provincial, and municipal policies, the significance of natural heritage features and ecological functions identified within the Study Area was reviewed to determine the appropriate level of protection to be applied to each feature. Features have been identified and evaluated in accordance with the Middlesex Centre Official Plan, with reference to the NHRM (MNR 2010), PPS (2024), and Middlesex County Official Plan where appropriate. The presence or absence and significance of these features on the Subject Lands is discussed in the following sections.

- Significant Wetlands and Wetlands;
- Significant Woodlands and Woodlands;
- Significant Valleylands and Valleylands;
- Significant Wildlife Habitat;
- Areas of Natural and Scientific Interest;
- Fish Habitat; and
- Habitat of Endangered Species and Threatened Species.

4.2.1 Significant Wetlands and Wetlands

In accordance with the PPS (2024), significant wetlands are defined as areas identified as provincially significant by MNR or their designates, using evaluation criteria established by the province (i.e., Ontario Wetland Evaluation System; MNRF 2022). No provincially significant wetlands (PSWs) are mapped within Study Area.

Community 2 was identified as a small (0.25 ha) wetland community collecting overland flow from the east adjacent agricultural lands. This wetland is too small (<0.5 ha) to be evaluated for significance under the Ontario Wetland Evaluation System (OWES).

Although this wetland is not mapped as a Natural Environment Area in the Official Plan of the Municipality of Middlesex Centre, the Official Plan states that all development and site alterations are prohibited in identified natural environment areas (including wetlands), except for activities permitted in Section 3.5 of the Official Plan. Potential impacts to this wetland community are discussed in Section 6.0 of this report.

4.2.2 Significant Woodlands and Woodlands

Community 1 within the Subject Lands and adjacent lands is designated a Significant Woodland on Schedule B of the Official Plan of the Municipality of Middlesex Centre. This feature was assessed as a Significant Woodland in the Middlesex Natural Heritage Study (2014) and is protected as part of the Greenland System within the municipality.

Based on site investigations, the mapped limits of the Significant Woodland are approximately correct. A dripline is provided on **Figure 7**, delineated using air photo interpretation. The existing building, parking lot, and surrounding landscaped areas are outside the Significant Woodland, which is consistent with Official Plan schedules.

In accordance with Section 3.4 of the Official Plan of the Municipality of Middlesex Centre, development or site alteration within or adjacent to Greenland Features is prohibited unless it is demonstrated that there will be minimal or no impact on the form or function of the feature. Potential impacts to this wetland community are discussed in Section 6.0 of this report.

4.2.3 Significant Valleylands and Valleylands

Significant valleylands are defined as natural areas occurring within a valley or other landform depression with flowing or standing water that are “*ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system*” (MMAH 2020). Significant valleylands are defined and designated by the planning authority based on the general guidelines for determining valleyland significance that are outlined within Section 8.0 of the NHRM (MNR 2010). Recommended evaluation criteria for determining valleyland significance include landform prominence, degree of naturalness, community and species diversity, habitat value, linkage functions and restoration potential.

No valleylands were identified within the Subject Lands. The flowpath observed was small, not topographically distinct, and was disconnected from any natural surface water feature.

4.2.4 Significant Wildlife Habitat

Candidate SWH has been reviewed in the context of the defining criteria for confirmed SWH outlined in the Ecoregion Criteria Schedules 7E (MNRF 2015), based on the results of the ecological field investigations. The complete SWH assessment is provided in **Appendix E**.

Table 2 provides a summary of SWH within the Study Area. SWH remains unconfirmed for all potential SWH types because targeted studies were not completed.

Table 2: Summary of Significant Wildlife Habitat within the Study Area

Significant Wildlife Habitat	Confirmation of Presence	Study Area Location
Amphibian Breeding Habitat (Woodland)	Remains candidate (unconfirmed)	Subject Lands & Adjacent Lands – Community 2
Eastern Wood-pewee (SC)	Remains candidate (unconfirmed)	Subject Lands & Adjacent Lands – Community 1
Hackberry Emperor (S3)	Remains candidate (unconfirmed)	Subject Lands – Community 2 Adjacent Lands – Community 1
Red-headed Woodpecker (S3, END under COSSARO)	Remains candidate (unconfirmed)	Subject Lands & Adjacent Lands – Community 1

Significant Wildlife Habitat	Confirmation of Presence	Study Area Location
Schreber's Aster (S2)	Remains candidate (unconfirmed)	Adjacent Lands – Community 1
Tawny Emperor (S3)	Remains candidate (unconfirmed)	Subject Lands – Community 2 Adjacent Lands – Community 1

Unconfirmed SWH types identified within the Study Area are discussed below in detail to outline the habitat suitability and habitat location(s).

Amphibian Breeding Habitat (Woodland)

Community 2 (MAM2) qualified as candidate SWH as it is assumed to contain standing water in spring, is larger than 0.05 ha, and is contiguous with woodland habitat. As no targeted surveys were completed to confirm presence/absence of qualifying species, woodland amphibian breeding habitat will remain candidate in Community 2.

Eastern Wood-pewee (SC)

The Subject Lands and adjacent lands contain suitable woodland habitat to support breeding of this species. The woodland understorey is open, as preferred by Eastern Wood-pewee, and this species is known to inhabit farm woodlots. No targeted breeding bird surveys were completed to confirm absence/presence and therefore SWH remains candidate.

Hackberry Emperor (S3) & Tawny Emperor (S3)

Both of these species use Common Hackberry trees for egg-laying and hibernation and are often found in edge habitat. Common Hackberry trees were recorded in Community 2 of the Subject Lands. Common Hackberry may also be present within the adjacent lands, but the floral inventory did not include the adjacent lands beyond the property limits to the west or the ornamental ponds to the north. SWH for Hackberry Emperor and Tawny Emperor remains candidate in the Subject Lands and adjacent lands.

Red-headed Woodpecker (S3, END under COSSARO)

The Subject Lands and adjacent lands contain suitable woodland habitat to support breeding of this species. Red-headed Woodpecker is known to sometimes inhabit woodland edges and preferred species (Maple, Oak, and Hickory) are present. This species was not observed during the June 17 visit and no likely nest holes were observed, but no targeted breeding bird surveys were completed to confirm absence/presence and therefore SWH remains candidate.

Schreber's Aster (S2)

The Subject Lands and adjacent lands of the Study Area contain woodland habitat which may provide suitable moist mixed woodland habitat for this species. The summer floral inventory confirmed this species is not present within the Subject Lands or immediately adjacent lands, but the adjacent lands were not fully searched. SWH remains candidate in the north and west adjacent lands.

4.2.5 Areas of Natural and Scientific Interest

Significant ANSIs are identified as provincially significant by MNR in accordance with evaluation procedures established by the province. The Municipality of Middlesex Centre also maps ANSIs on Schedule B (Greenlands System) of the Official Plan. No significant ANSIs are present within the Study Area.

4.2.6 Fish Habitat

Fish habitat, as defined under the federal *Fisheries Act*, means “water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas”.

No direct or indirect fish habitat regulated under the *Fisheries Act* was identified within the Subject Lands.

Fish may be present within the ornamental ponds located north of the Subject Lands; however, these features primarily function as human-maintained isolated pools with no direct upstream or downstream connectivity. As such, it is not expected that these features support productive natural fish habitat.

4.2.7 Habitat of Endangered or Threatened Species

As discussed in Section 3.2, a comprehensive SAR assessment is provided in **Appendix B**.

Without targeted surveys, presence/absence could not be confirmed for SAR with potential habitat in the Study Area. Endangered or threatened species that may reside within the Study Area based on the results of the ecological evaluation are discussed in detail below.

One Butternut was recorded within the southeast Subject Lands. This tree was heavily cankered and in poor condition. The Butternut is expected to qualify as an unretainable (i.e., Category 1) specimen which would not be protected under the SCA, however a full Butternut health assessment was not completed since the tree is well outside the proposed “Clinic”. No other Butternut are present in the Subject Lands, but suitable habitat likely exists in the adjacent woodland to the north and west.

Suitable woodland habitat is present within and adjacent to the Subject Lands for Red-headed Woodpecker. Preferred tree species (Maple, Oak, Hickory) are present, and Red-headed Woodpecker are found in a variety of wooded habitats. No likely nest holes were observed, but woodpecker forage holes in one snag were noted. No targeted breeding bird studies were conducted, so the Study Area remains unconfirmed potential habitat for Red-headed Woodpecker.

Six endangered bat species (Little Brown Myotis, Northern Hoary Bat, Tri-colored Bat, Silver-haired Bat, Eastern Red Bat, Northern Myotis) may be roosting within the woodland of the Subject Lands and adjacent lands. Multiple snags are present, these species use a variety of treed habitats, and the north ornamental ponds and adjacent agricultural edge may provide foraging habitat. No targeted surveys were conducted, so the Study Area remains unconfirmed potential habitat for endangered bat species.

Activities that have the potential to impact protected species or their associated protected residences or habitats as applicable, shall be reviewed in Section 6.0 to determine if a registration may be required under the SCA or a permit is required under the SARA.

4.3 Summary of Identified Features and Functions

The PPS (2024) and Municipality of Middlesex Centre Official Plan (2025) define key natural heritage features to be considered in terms of the impact and net effects assessment. Based on the above evaluation of features, the following ecological features within the Study Area are to be considered for impact avoidance, mitigation and/or potential offsets.

- Wetlands;
- Significant Woodlands;

- Candidate Significant Wildlife Habitat; and
- Potential Habitat of Endangered or Threatened Species.

5.0 PROPOSED ZONING BY-LAW AMENDMENT

Minimal site alterations are proposed at 10608 Longwoods Road, limited to those that may be required by the municipality as part of the site plan process. The existing building and surrounding lands are proposed to be amended from the current A1 zone to a site-specific zoning of A1-() to allow the addition of a “Clinic” use to the existing rural property. The Proponent is requesting site-special policy to permit the “Clinic”. The proposed zone limits are shown on **Figure 8** and an overlay on the existing vegetation communities is provided in **Figure 9**. The existing driveway and parking lot are not proposed to be moved or expanded. The footprint of developed lands will remain the same and no trees are proposed for removal.

6.0 IMPACT ASSESSMENT AND MITIGATION

In accordance with the Municipality of Middlesex Centre Official Plan (2025), development or site alteration within or adjacent to Greenland System features will be prohibited unless it can be shown that there will be minimal or no impacts on the form or function of such features. The impact assessment presented herein shall address the requirements of the PPS (2024) and Municipality of Middlesex Centre Official Plan (2025) to ensure that the test of no negative impacts to natural heritage features or their ecological functions is demonstrated.

No direct or indirect impacts from the proposed development are anticipated. The Community 2 wetland is more than 30 m away from the existing building/parking lot and no changes to grade or runoff are proposed. The Butternut is approximately 95 m away from the anthropogenic area of the Subject Lands and no changes to its root zone will occur. No trees are proposed for removal, and all natural heritage features and functions will remain in their existing condition. No change to the Significant Woodland designation or extent is proposed.

Although a slight increase in human presence may occur due to the added “Clinic” use, no significant increase in disturbance is expected and the footprint of human activities will remain unchanged. The proposed “Clinic” use does not encourage use of or encroachment into the surrounding Significant Woodland. Even assuming all candidate SWH types and potential species at risk are present, habitat will remain unchanged and no potential species are sensitive to a minor increase in human presence. No registration under the SCA is required for the proposed site-specific zoning or change in land use.

No direct or indirect environmental impacts are anticipated to result from the proposed addition of a “Clinic” use to the existing property. The following recommendations are provided to encourage long-term sustainability and management of the property to prevent future impacts to surrounding wildlife.

Recommendation 1:

If any individual trees (dead or alive) at the edge of the woodland need to be maintained or removed in the future (e.g., due to structural issues), work should be completed between December 1 and March 31 to avoid the SAR bat active period (April 1 to November 30) and the migratory breeding bird season (April 1 to August 31). If this window cannot be avoided, a qualified professional should be consulted.

Recommendation 2:

Access to the surrounding Significant Woodland should continue to be restricted and enforced by the landowner. Encroachment can lead to disturbance of wildlife and trampling of plants.

Recommendation 3:

If minor construction is required by the municipality as part of the site plan process to permit the “Clinic” use, all activities (e.g., small equipment use, human access, storage) must be confined to the existing maintained lands outside of the Significant Woodland.

7.0 CONCLUSIONS

MTE has evaluated the proposed development at 10608 Longwoods Drive and no negative ecological impacts are anticipated within or adjacent to the Subject Lands. The surrounding Significant Woodland will remain in its existing condition and therefore all associated features and functions (e.g., candidate SWH, wetland, potential SAR habitat) will also be retained. It is MTE’s opinion that the proposed site-specific zoning can proceed with no negative impact on the natural heritage system.

MTE seeks comments from the Municipality of Middlesex Centre with respect to the contents of the DAR. Formal comments can be submitted in writing to MTE of behalf of the client. Should you wish to clarify any questions or require additional information as part of the review of this DAR, do not hesitate to contact us.

All of which is respectfully submitted,

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https://mte85.sharepoint.com/sites/67540_001/Shared Documents/04 - Reports/DAR/Text/67540_001_2026-09-03_rpt_DAR_10608 Longwoods Road, Delaware.docx

8.0 REFERENCES

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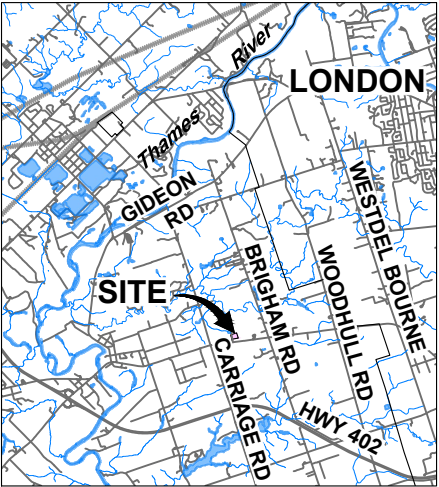
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Figures



KEY PLAN (nts)

LEGEND

- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)
- LEGAL PARCEL

REFERENCES

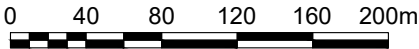
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Engineers, Scientists, Surveyors

PROJECT
DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

TITLE
PROJECT LOCATION

Drawn DCH	Scale 1:4,000	Figure 1
Checked	Project No. 67540_001	
Date (YYYY-MM-DD) 2026-09-02	Rev No. 0	



LEGEND

- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)
- NATURAL HERITAGE SYSTEM

REFERENCES

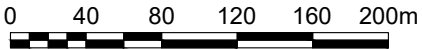
MIDDLESEX COUNTY SCHEDULE C, NATURAL HERITAGE, 2023; AND ZELINKA PRIAMO LTD., CONCEPT PLAN, PROJECT No. FTZ/MXC/26-01, MARCH 2026.

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MTE
Engineers, Scientists, Surveyors

PROJECT

DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

TITLE

**COUNTY OF MIDDLESEX
NATURAL HERITAGE SYSTEM**

Drawn	DCH	Scale	1:4,000	Figure	2
Checked		Project No.	67540_001		
Date	2026-06-24	Rev No.	0		



LEGEND

- SUBJECT LANDS
- STUDY AREA
(120m from Subject Lands)
- AGRICULTURAL
- AGGREGATE RESOURCE AREA
- PARKS AND RECREATION

REFERENCES

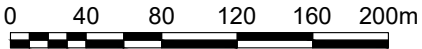
MUNICIPALITY OF MIDDLESEX CENTRE, OFFICIAL PLAN, SCHEDULE A, LAND USE PLAN; AND ZELINKA PRIAMO LTD., CONCEPT PLAN, PROJECT No. FTZ/MXC/26-01, MARCH 2026.

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PROJECT

DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

TITLE

**MIDDLESEX CENTRE
LAND USE**

Drawn	DCH	Scale	1:4,000	Figure	3
Checked		Project No.	67540_001		
Date	2026-06-24	Rev No.	0		



LEGEND

--- SUBJECT LANDS

- - - STUDY AREA
(120m from Subject Lands)

— PARCEL

■ SIGNIFICANT WOODLAND

REFERENCES

MUNICIPALITY OF MIDDLESEX CENTRE, OFFICIAL PLAN, SCHEDULE B, GREENLAND SYSETM; AND ZELINKA PRIAMO LTD., CONCEPT PLAN, PROJECT No. FTZ/MXC/26-01, MARCH 2026.

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0 40 80 120 160 200m

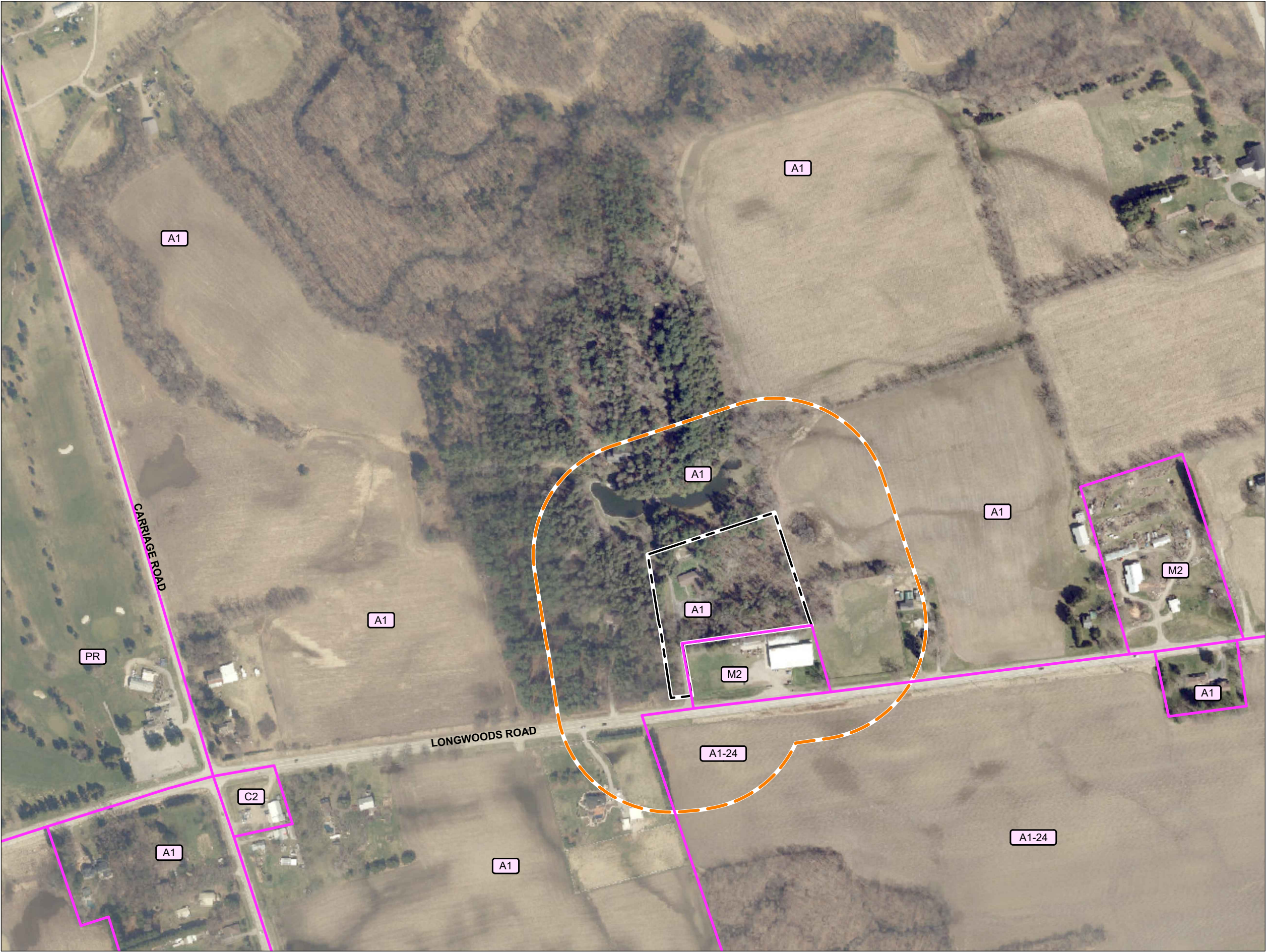


Engineers, Scientists, Surveyors

PROJECT
DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

TITLE
**MIDDLESEX CENTRE
GREENLAND SYSTEM**

Drawn DCH	Scale 1:4,000	Figure 4
Checked	Project No. 67540_001	
Date 2026-06-24	Rev No. 0	



LEGEND

- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)
- ZONING

- A1 GENERAL AGRICULTURAL
- C2 HIGHWAY COMMERCIAL
- R RESIDENTIAL ZONE
- PR PARKS AND RECREATION

REFERENCES

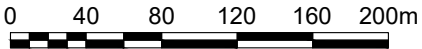
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Engineers, Scientists, Surveyors

PROJECT

DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

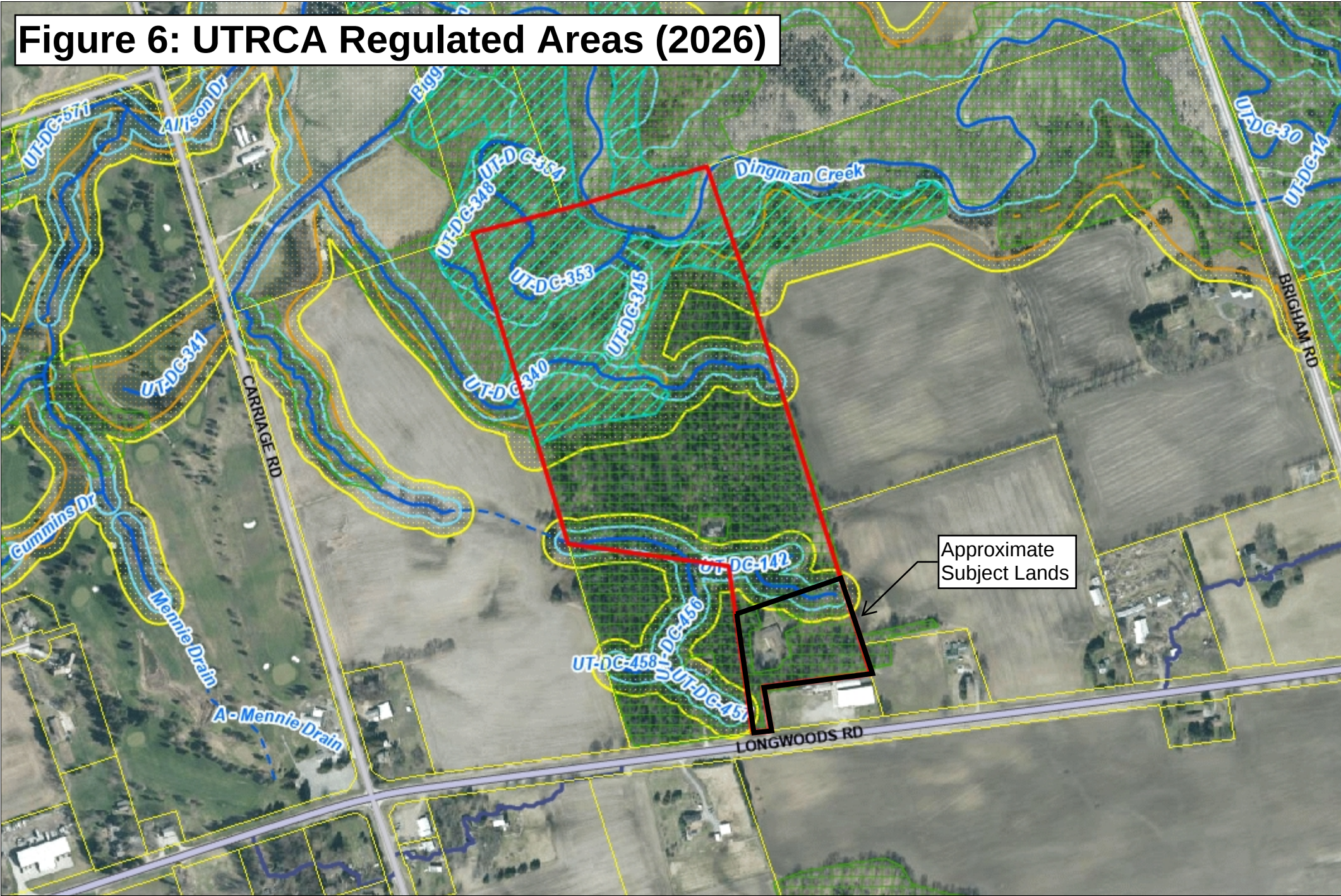
TITLE

ZONING

Drawn	DCH	Scale	1:4,000	Figure
Checked		Project No.	67540_001	
Date (YYYY-MM-DD)		Rev No.	0	

5

Figure 6: UTRCA Regulated Areas (2026)



Regulated Areas
Regulation under s.28 of the *Conservation Authorities Act*
Prohibited Activities, Exemptions and Permits.
O. Reg. 41/24.

- Legend**
- Assessment Parcel (MPAC)
 - UTRCA Watershed (2017 LiDAR)
 - Watercourse (UTRCA, 2020)
 - Open
 - Closed Design/Tiled
 - Middlesex NHSS Woodland (2014)
 - Candidate for Ecologically Important
 - Ecologically Important
 - Significant Ecologically Important
 - Wetlands (MNRF)
 - Evaluated-Provincial
 - Evaluated-Other
 - Not Evaluated
 - Regulated Wetland
 - Flooding Hazard Limit
 - Erosion Hazard Limit
 - Regulated Area (2024/05)

The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 41/24 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, which came into effect April 1, 2024.

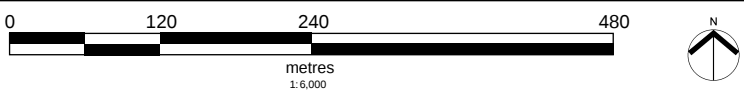
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The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

This document is not a Plan of Survey.

Sources: Base data, Aerial Photography used under licence with the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry Copyright © King's Printer for Ontario; City of London.





ELC NUMBER	ELC CODE	Description
1	CUW1	Mineral Cultural Woodland (5.29ha)
2	MAM2	Mineral Meadow Marsh (0.25ha)
RES		Residential

Note: Area Totals (ha) are within the Study Area only.



LEGEND

- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)
- ① VEGETATION COMMUNITY
- BUTTERNUT (heavy canker)
- SMALL MAMMAL DEN

REFERENCES

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0 20 40 60 80 100m

PROJECT

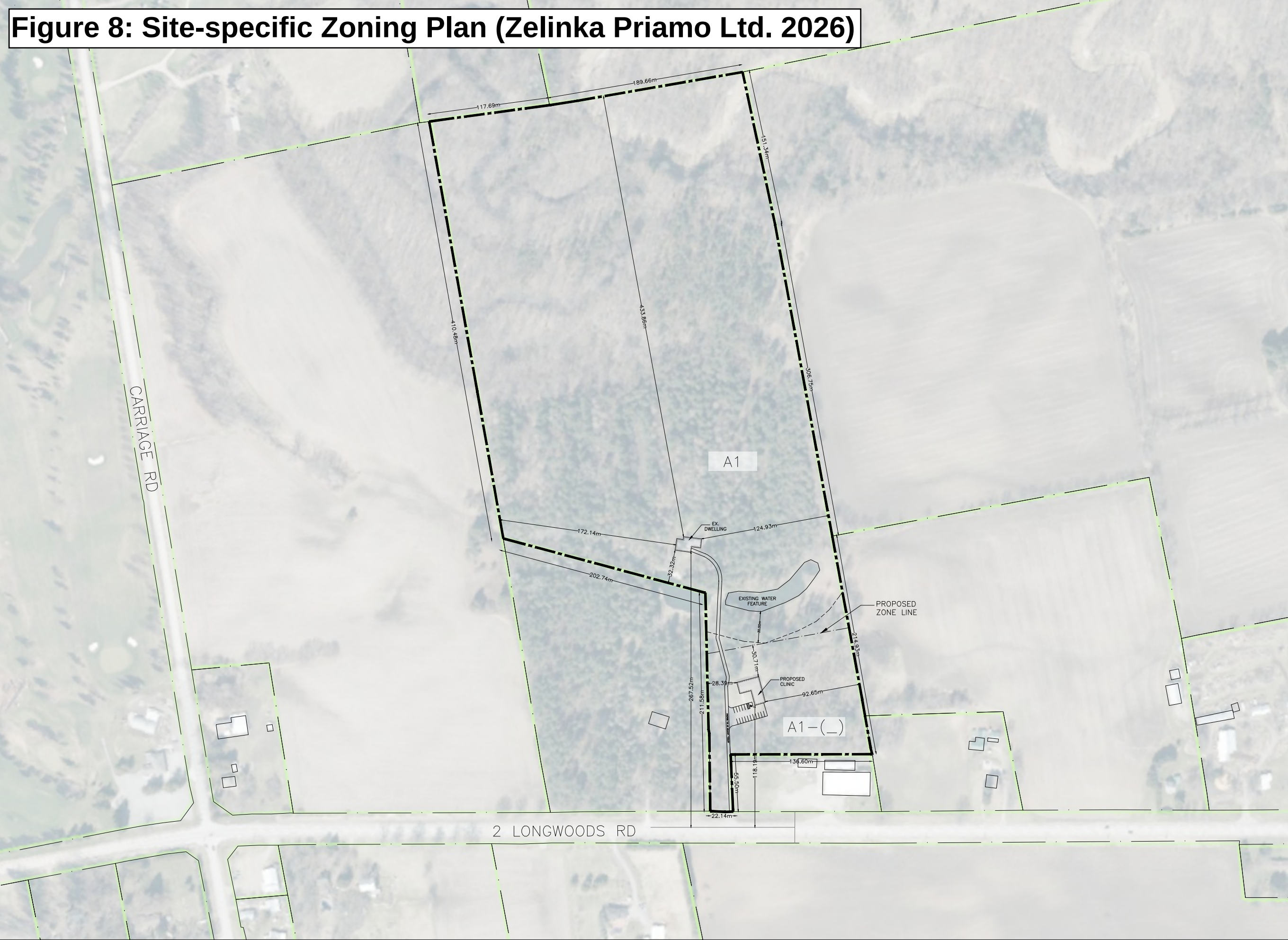
DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

TITLE

**ECOLOGICAL
FIELD INVESTIGATIONS**

Drawn	DCH	Scale	1:2,000	Figure 7
Checked		Project No.	67540_001	
Date (YYYY-MM-DD)		Rev No.	0	

Figure 8: Site-specific Zoning Plan (Zelinka Priamo Ltd. 2026)



KEY PLAN

CONCEPT PLAN

OF

CON 2 PT LOTS 5,6 RCP 428 PT
LOTS 26 & 28 RP 34R1440
PARTS 1 TO 3

MIDDLESEX CENTRE
MIDDLESEX COUNTY

SITE STATISTICS

EXISTING ZONE: A1

	REQUIRED	PROPOSED
LOT AREA (MIN)	40.0 ha	15.4 ha*
LOT FRONTAGE (MIN)	300.0 m	0.00 m*
FRONT YARD SETBACK (MIN) (From the C/L of the road)	38.0 m	267.52 m
INT. SIDE YARD (E)(MIN)	3.0 m	124.93 m
INT. SIDE YARD (S)(MIN)	3.0 m	32.32 m
REAR YARD SETBACK (MIN)	8.0 m	433.86 m
COVERAGE (MAX)	20%	<1.0 %
FLOOR AREA (MAX)	90 m ²	278.3 m ² *
HEIGHT (MAX)	12.0 m	<12.0 m
DWELLING NUMBER (MAX) ¹	Principal + 2 ARU	1 Principal
PARKING (MIN)	2 spaces per unit	2 spaces per unit

PROPOSED ZONE: A1-(L)

	REQUIRED	PROPOSED
LOT AREA (MIN)	40.0 ha	1.76 ha*
LOT FRONTAGE (MIN)	300.0 m	22.14 m*
FRONT YARD SETBACK (MIN) (From the C/L of the road)	38.0 m	118.19 m
INT. SIDE YARD (E)(MIN)	4.5 m	92.85 m
INT. SIDE YARD (W)(MIN)	4.5 m	28.39 m
REAR YARD SETBACK (MIN)	8.0 m	30.71 m
COVERAGE (MAX)	20%	<1.0 %
HEIGHT (MAX)	12.0 m	<12.0 m
PARKING (MIN)	14 Spaces + 1 Accessible Parking Space	16 spaces + 1 Accessible Parking Space

¹ space per 30 m²
for clinic uses

*Denotes special revision

NO.	REVISION	DATE	INITIAL

Derek Fitzpatrick
10608 Longwoods Rd
- Middlesex Centre

Zelinka Priamo Ltd.
LAND USE PLANNERS
318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zpplan.com

DRAWN BY LGS	PROJECT NO. FTZ/MXC/26-01
DATE MARCH 2026	SCALE N.T.S.



ELC NUMBER	ELC CODE	Description
1	CUW1	Mineral Cultural Woodland (5.29ha)
2	MAM2	Mineral Meadow Marsh (0.25ha)
RES		Residential

Note: Area Totals (ha) are within the Study Area only.



LEGEND

- SUBJECT LANDS
- STUDY AREA (120m from Subject Lands)
- 1 VEGETATION COMMUNITY
- BUTTERNUT (heavy canker)

REFERENCES

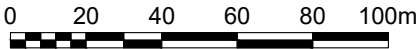
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PROJECT

DEVELOPMENT ASSESSMENT REPORT
10608 LONGWOODS ROAD
DELEWARE, ONTARIO

TITLE

DEVELOPMENT OVERLAY

Drawn	DCH	Scale	1:2,000	Figure	9
Checked		Project No.	67540_001		
Date (YYYY-MM-DD)		Rev No.	0		

Appendix A

Record of Pre-Application Consultation



May 15, 2026

VIA E-MAIL

Taylor Whitney, Zelinka Priamo (taylor.w@zpplan.com)

Derek and Alanna Fitzpatrick (alanna.v.fitzpatrick@gmail.com)

RE: Record of Pre-Consultation for 10608 Longwoods Road, Delaware

As a result of the pre-consultation meeting for an Official Plan Amendment and Zoning By-law Amendment application on May 14, 2026 the following comments and Complete Application requirements are provided below. Please note that various fees are associated with each application and there are also costs for qualified professionals retained to complete various documents and reports.

All requirements identified are minimum and determined as of the date of the pre-consultation meeting with the information available at that time and based on in-effect policies and legislation. These comments are valid for a period of one (1) year. A new pre-consultation meeting will be required if a complete application is not received within that timeframe. As the proposal proceeds and more information is made available, additional applications, studies, reports, etc. may be required. For further information or to proceed with an application, please contact the Planner listed below.

The subject land is known as 10608 Longwoods Road (County Road 2), geographic Township of Delaware. The land is approximately 17 ha (42 ac) and has frontage on Longwoods Road. The land abuts existing agricultural and rural residences located, and an existing industrial business on Longwoods Road. Agricultural land uses exist within proximity of the property. Significant Woodland is identified on a majority of the property and portions of the land contains regulated area (Upper Thames River Conservation Authority).

Current designation – “Agriculture”

Current Zoning – “Agricultural (A1)”

Summary of Development Proposal

The applicant seeks to permit a clinic (medical clinic) within an existing building (approx. 430 m²) located on the south end of the property. The applicant does not propose external modifications to the existing building and may be required to upgrade the driveway and/or existing parking area to identify the required parking spaces (including accessible parking spaces). The existing building may have been used for residential and commercial uses in the past.

The property also contains an existing single detached dwelling north of the proposal that will be maintained as a residential use and not affected by the proposed OPA and ZBA. The balance of

the land north of the proposed use will remain in the current designation and zone, and part of the Significant Woodland.

As part of the application, the landowner will need to demonstrate that the proposal is consistent with the policies of the Provincial Planning Statement, 2024 as a *Non-Agricultural Use in a Prime Agricultural Area*.

Pre-Consultation Comments from Staff/Agencies

Please note that some comments and requirements below can be appropriately addressed through Site Plan Approval following the approval of the OPA and ZBA. A separate pre-consultation prior to submitting a Site Plan Approval application will be required.

Comments identified with **highlighted** text will be required as part of the OPA and ZBA application review.

Middlesex Centre – Public Works and Engineering

- The development will be subject to site plan approval, addressing, access, fire route, fire suppression, parking, grading, drainage, landscaping, environmental constraints following Middlesex Centre's design standards
- Access to the site from Longwoods Road will be subject to review at the site plan stage, including driveway location, width, radii, and sightline requirements with approval required from the County
- Servicing details will be required through a future site plan application
- A grading and drainage plan will be required at the site plan stage to demonstrate that stormwater runoff is appropriately managed and does not adversely impact adjacent lands or road allowances

Middlesex Centre – Building Department

- Site Plan Approval will be required for the change in use of the land
- Clearance from the conservation authority may be required
- Development charges may be required based on the change of use...credit would be applied for residential DCs
- Signage should be shown
- Building permit will be required for the Change of Occupancy/Use. The applicant will need to confirm if the existing building meets the commercial requirements of the OBC.
- Building may be required to be barrier free
- **It should be made clear what the second building/dwelling will be used for in the long-term**
- Septic system must be shown to be adequate

Middlesex County – Engineer

- The owner would be required to dedicate lands up to 18 m from the centreline of construction of County Road 2 (Longwoods Road) to the County of Middlesex across the frontage of the property for the purposes of road widening if the right of way is not already to that width
- The entrance must be upgraded with a left turn slip around lane and right turn taper and paved with hot mix asphalt from the edge of the County road to the property line

Upper Thames River Conservation Authority

- The subject lands are regulated by the UTRCA due to the presence of multiple small watercourses, as well as Dingman Creek, which may be affected by flooding and erosion hazards; as well as unevaluated wetland and the 30m associated area of interference.
- The existing structure proposed to be converted into a "clinic" is sufficiently setback from the Natural Hazards and approximate regulated area, and flood free access from Longwoods Road is accommodated under the existing conditions. A Section 28 Permit will not be required for internal modifications to the structure
- The UTRCA will have no objections or additional requirements related to the future Official Plan Amendment to allow a "clinic" as a permitted use
- The proposed boundary line for the A1-(_) Zone appears to transect watercourse UT-DC-455 identified in the attached mapping. Generally, the UTRCA would prefer to see the watercourse contained within the existing zoning; however, we understand that the site-specific A1-(_) zone is to permit a "clinic" use within the existing vacant structure which is located outside of the regulated area. As well, UTRCA's mapping is approximate. Watercourse UT-DC-455 would have been mapped through a desktop exercise using aerial interpretation of the information we had available at the time and under a different Regulation - Regulation (167/06) - which defined a "watercourse" differently than the current Ontario Regulation 41/24. Without a site visit to review the existing conditions of UT-DC-455, it is difficult to determine its regulatory status. We wish to advise the Municipality and Applicant that any future development (outside of internal works to the existing structure) to the lands proposed to be included in the A1-(_) Zone should be done so in consultation with UTRCA staff and it may be subject to Section 28 Permit requirements
- Mapping from UTRCA is attached to this letter

Application Requirements

Official Plan Amendment (Fee: \$4,320 + \$1,500 payable to Middlesex County)

- An OPA Application will be required to consider the clinic as a *Non-Agricultural Use in a Prime Agricultural Area*
- The application will seek to add a Special Policy Area to permit a clinic within an existing building, and the Special Policy Area will only apply to the lands where the operations occur

Zoning By-law Amendment application (Fee: \$3,300)

- A ZBA Application will be required to permit a clinic in addition to all other uses within the A1 zone in a new site-specific A1-x zone
- The A1-x zone will only apply to the lands where the operations occur

Submission

- Please submit both applications through CloudPermit which offers a combined workspace for OPA and ZBA to avoid the duplication of the application forms.
- Required studies/reports prepared and signed by qualified professionals:
 - o Planning Justification Report
 - Agricultural Impact Assessment to justify the 'Non-Agricultural Use in a Prime Agricultural Area' (as part of the Planning Justification Report)
 - MDS Analysis, as applicable (as part of the Planning Justification Report)
 - o Site/concept plan
 - o Scoped EIS/DAR or confirmation that proposed operations meet, at minimum, the required setbacks to natural heritage features established in the County

Official Plan and demonstrates no negative impact to the natural heritage features. Please also confirm if any trees, shrubs or natural features are planned to be removed or modified as a result of the proposed development.

- Scoped Transportation Impact Study/Brief, to identify traffic generation to the County Road from the proposed use
- Application Fees as noted above
 - Payment for the application fee(s) that are payable to Middlesex Centre can be made online, through online banking, or in-person – if you wish to pay online, please contact planning@middlesexcentre.ca to request an invoice and payment instructions.
 - Application fees payable to Middlesex County must be paid by cheque.

Marion-Frances Ramos Cabral, RPP, MCIP

Planner II

County of Middlesex

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399 Ridout Street North, London, ON N6A 2P1

Attachments

- UTRCA Mapping

Appendix B

Species at Risk Assessment

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Vascular Plants								
Kentucky Coffee-tree <i>Gymnocladus dioicus</i>	THR	THR	Found in a variety of habitats, but grows best on moist, rich soil. Often found in floodplains, though it will tolerate shallow rocky or sandy soils. It is shade-intolerant and therefore grows along the edges of woodlots or relies on canopy openings in forests and woodlots (MECP 2023). Range in Ontario: Native subpopulations are restricted to southwestern Ontario, particularly the Counties of Essex, Lambton, and Middlesex, and the Municipality of Chatham-Kent. Extirpated from the Counties of Oxford, Norfolk, and Elgin. Has been introduced throughout Ecoregions 6E and 7E (MECP 2023).	No	No	The Study Area does not contain floodplain habitat. This species was not observed within the Subject Lands during field investigations.	No	No
Blue Ash <i>Fraxinus quadrangulata</i>	THR	THR	Found on rich floodplains and river valleys, shallow soils on alvar and limestone on the Lake Erie Islands, and stabilized beaches at Point Pelee. Range: Restricted distribution in the Carolinian forests of southwestern Ontario.	No	No	The Study Area does not contain floodplain habitat. This species was not observed within the Subject Lands during field investigations.	No	No
Fishes								
Silver Shiner <i>Notropis photogenis</i>	-	THR	Prefers moderate to large size streams with swift currents, free of weeds, clean gravel or boulder bottoms. Stream widths: 30-100m. Range: Southern Ontario; Grand and Thames River watersheds, Bronte Creek, and drainages of Great Lakes Erie, St. Clair, and Ontario.	No	No	Other than the isolated anthropogenic pond located within the adjacent lands of the Study Area, aquatic habitat is not present.	No	No
Birds								
Least Bittern <i>Botaurus exilis</i>	-	THR	Deep marshes, swamps, bogs, marshy borders of lakes, ponds, streams, and ditches, as well as dense emergent vegetation of cattail, bulrush, and sedge. Nests in cattails. Intolerant of loss of habitat and human disturbance (OMNR 2000). Range in Ontario: 4S; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The anthropogenic pond located within the adjacent lands of the Study Area is heavily manicured and does not contain dense emergent vegetation to provide suitable habitat for this species.	No	No
Chimney Swift <i>Chaetura pelagica</i>	-	THR	Before European settlement Chimney Swifts mainly nested on cave walls and in hollow trees or tree cavities in old growth forests. Today, they are more likely to be found in and around urban settlements where they nest and roost in chimneys and other manmade structures. They tend to stay close to water (MECP 2024). Range in Ontario: Most widely distributed in the Carolinian zone in the south and southwest of the province but has been detected throughout most of the province south of the 49th parallel (MECP 2024).	No	No	There are no suitable structures located within the Subject Lands. The adjacent lands of the Study Area contain buildings, but no suitable chimneys or other roost/nesting structures are present based on an air photo and street-view review.	No	No

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i>	-	END	This species lives in treed areas such as savannahs, deciduous uplands, floodplains, and riparian woodlands dominated by Maple (<i>Acer</i> spp.), Oak (<i>Quercus</i> spp.), Hickory (<i>Carya</i> spp.), and/or beech (<i>Fagus</i> spp.), including those subjected to burns and/or logging. This species may also occur within other low-canopy deciduous and mixed forests or forest habitat near gaps or edge habitat, as well as hedgerows, golf courses, parks, cemeteries, orchards (MECP 2022), wetlands, beaver ponds, and roadsides. During the breeding period, dead limbs or snags are required for nesting, and an open canopy is preferred (ECCC 2023). A few of these birds will stay the winter in woodlands in southern Ontario if there are adequate supplies of nuts (MECP 2023). Range in Ontario: Widespread but rare across southern Ontario (MECP 2023).	Yes	Yes	The Subject Lands and Study Area contain woodland habitat that may support the life processes of this species. Maple, Oak, and Hickory species are present and some woodpecker holes were present in a snag within the Subject Lands. No targeted surveys were completed to confirm absence/presence.	Suitable	Suitable
Bank Swallow <i>Riparia riparia</i>	-	THR	Nests in sand, clay, or gravel river banks or steep riverbank cliffs, lakeshore bluffs of easily crumbled sand or gravel, gravel pits, and road-cuts. Forages in grasslands or cultivated fields that are close to water. Nesting sites are a limiting factor for species presence (OMNR 2000). Range in Ontario: All (OMNR 2000).	No	No	The Study Area does not contain suitable cliff or bluff habitat to provide suitable habitat for this species.	No	No
Barn Swallow <i>Hirundo rustica</i>	-	THR	During the breeding season, habitat includes open areas (e.g., fields, meadows, wetlands) for foraging, a nest site that includes a vertical or horizontal substrate (often enclosed) with some type of roof or ceiling (i.e., old sheds, barns, under bridges or culverts), and a source of mud for nest building. Mainly rural in North America. Bests in a wide variety of open habitats, including farmlands, riparian areas, lakes, grasslands, cities, suburbs, and along highways (Brown and Brown 2020). Range: Breeds throughout Ontario, but is absent from large portions of forested areas north of 50°N (Brown and Brown 2020).	No	No	There are no suitable structures located within the Subject Lands. The buildings in the adjacent lands appear to be sealed, in-use buildings without likely nesting habitat based on an air photo and street-view review.	No	No
Wood Thrush <i>Hylocichla mustelina</i>	-	THR	Carolinian and Great Lakes-St. Lawrence forest zones; undisturbed moist mature deciduous or mixed forest with deciduous sapling growth; near pond or swamp; hardwood forest edges; must have some trees higher than 12 m (OMNR 2000). Requires a relatively closed canopy (upper and sub-canopy combined; about as much as 80%). Degree of required closure varies but must be sufficient to maintain moisture levels (Stewart 2017). Range in Ontario: 3E; 3W; 4E; 4W; 5E; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain closed-canopy mature deciduous or mixed forest habitat associated with a pond or swamp to provide suitable habitat for this species. The north ponds and surrounding lands are highly manicured.	No	No
Bobolink <i>Dolichonyx oryzivorus</i>	-	THR	Large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes (OMNR 2000). Grasslands size requirements have been reported to range from 5 ha to 50 ha depending on the study (MECP 2021). Range in Ontario: All except 1E; 2W (OMNR 2000).	No	No	The Study Area does not contain grassland, hayfield or meadow habitat to support this species.	No	No

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Eastern Meadowlark <i>Sturnella magna</i>	-	THR	Breeds mostly in moderately tall grasslands (native prairies and savannahs), also pastures, hayfields, herbaceous fencerows, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Eastern Meadowlarks may not be strongly area-sensitive (McCracken et al 2013), however large tracts of grasslands (5 ha or greater) are preferred over smaller fragments (Herkert 1991; Vickery et al 1994). Range in Ontario: 3E; 4E; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain grassland, pasture, hayfield or meadow habitat to support this species.	No	No
Louisiana Waterthrush <i>Parkesia motacilla</i>	-	THR	Found in steep, forested ravines with fast-flowing streams. Prefers running water, especially clear, coldwater streams. Less frequently found in heavily wooded, deciduous swamps with large pools of open water. Nests on ground. Range: In southern Ontario, this species breeds near the north shores of Lake Erie and Lake Ontario. The majority of the provincial population occurs in the Norfolk Sand Plain and along the Niagara Escarpment from Hamilton north to Owen Sound.	No	No	The Study Area does not contain forested ravine habitat to support the life processes of this species.	No	No
Golden-winged Warbler <i>Vermivora chrysoptera</i>	-	THR	Early successional habitat (including disturbed areas) with herbaceous openings, woody shrubs or saplings, scattered canopy trees, and bordering mature forests, woodlands, or wooded swamps. Early successional areas may include logged areas, along utility rights-of-way, regenerating farm fields, recently burned areas, low bogs or swamps, and open or stunted woods. Often associated with areas >10 ha (OMNR 2000; ECCC 2016). Range in Ontario: 4E; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain early successional habitat bordering mature forests. The woodland is not actively regenerating and the open/thicket habitat preferred by this species is not present. The openings in the canopy are a result of residential activities and are heavily managed.	No	No
Mammals								
American Badger (Southwestern Ontario population) <i>Taxidea taxus jacksoni</i>	END	END	Open grasslands, tallgrass prairie, sand barrens, farmland, and oak savannahs; dens in new hole or enlarged existing hole; sometimes makes food caches (OMNR 2000; MECP 2021). Requires sandy or other friable soils in which to create dens and areas of habitat large enough to sustain sufficiently large prey populations (Ontario American Badger Recovery Team 2010). Range in Ontario: 7E(2,5) (OMNR 2000), may also occur in other ecodistricts. Confirmed sightings in Kenora/Dryden, Rainy River to Fort Frances, Thunder Bay, Grey, Bruce, Huron, Lambton, Middlesex, Kent, Elgin, Oxford, Norfolk, Haldimand, Waterloo, Brant, Wentworth, and Northumberland Counties (Ontario American Badger Recovery Team 2010).	No	No	The Study Area does not contain grassland, tallgrass prairie, sand barrens, or farmland habitat to provide suitable habitat for this species.	No	No
Silver-haired Bat <i>Lasionycteris noctivagans</i>	END	-	Roosts in coniferous and deciduous tree cavities and under bark (COSEWIC 2023) and prefers ponds or streams nearby. It roosts in tree foliage or hollow snags, buildings or caves. It is somewhat solitary except for small maternity colonies usually found in hollow trees (OMNR 2000). One study found that roost trees were located in patches with >21 snags/ha (Mattson et al 1996). Range in Ontario: 2E; 3W; 4E; 4W; 4S; 5E(7,8,9,10,11); 6E; 7E (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain woodland habitat, which may provide suitable treed habitat for this species. The north ponds and adjacent agricultural edge may provide foraging habitat.	Suitable	Suitable

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Eastern Red Bat <i>Lasiurus borealis</i>	END	-	This species roosts solitarily in leafy trees such as Elm (Ulmus spp.) and Maple (Acer spp.) but also may use conifers. Foraging habitat includes over wetlands and streams, near lights, along fields and forest edges (OMNR 2000). This species typically prefers tall trees at least the height of the canopy for roosting; however, they will use shrubs and trees greater than 5 m (COSEWIC 2023). Range in Ontario: 2E; 2W; 4E; 4W; 5E(7); 5S; 6E; 7E (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain woodland habitat which includes maple species. The woodland may provide suitable treed habitat for this species. The north ponds and adjacent agricultural edge may provide foraging habitat.	Suitable	Suitable
Northern Hoary Bat <i>Lasiurus cinereus</i>	END	-	This species roosts solitarily in foliage in forest edges, hedgerows, and city parks and only forms groups while hunting. This species does not use caves. This species feeds over water or open wetlands, as well as in grasslands and fields with some trees. This species typically prefers tall deciduous or coniferous trees at least the height of the canopy for roosting; however, they will use smaller shrubs and trees greater than 5 m (OMNR 2000; COSEWIC 2023). Range in Ontario: 2E; 3W; 4E; 4W; 5E(2,5,7,8,9,10,11); 5S; 6E; 7E (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain woodland habitat, which may provide suitable treed habitat for this species. The north ponds and adjacent agricultural edge may provide foraging habitat.	Suitable	Suitable
Eastern Small-footed Myotis <i>Myotis leibii</i>	END	-	This species roosts in caves, mine shafts, crevices, or buildings that are in or near woodland. It hibernates in cold dry caves or mines. Maternity colonies are found in caves or buildings. This species hunts in forests (OMNR 2000). Range in Ontario: 4E; 5E(34,7,8,9,10,11); 6E;7E(2,3,4,5,6) (OMNR 2000).	No	No	The Subject Lands do not contain natural habitat or suitable structures to provide roosting habitat for this species. The buildings in the adjacent lands appear to be sealed, in-use buildings without likely roosting habitat based on an air photo and street-view review.	No	No
Little Brown Myotis <i>Myotis lucifugus</i>	END	END	This species prefers dark warm areas for roosting such as in caves, quarries, tunnels, hollow trees, barns, buildings, or building-associated features. This species winters in humid caves. This species feeds primarily over wetlands and forest edges (Gerson 1984; OMNR 2000; Humphrey and Fotherby 2019). Range in Ontario: All except 1E (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain woodland habitat, which may provide suitable treed habitat for this species. The north ponds and adjacent agricultural edge may provide foraging habitat.	Suitable	Suitable
Northern Myotis <i>Myotis septentrionalis</i>	END	END	This species hibernates during winter in mines or caves. During summer, males roost alone and females form maternity colonies of up to 60 adults. This species roosts in houses and manmade structures but prefers hollow trees or under loose bark. This species hunts within forests below the canopy (OMNR 2000). Range in Ontario: All except 1E; 7E(1) (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain woodland habitat, which may provide suitable treed habitat for this species. The north ponds and adjacent agricultural edge may provide foraging habitat.	Suitable	Suitable

Endangered and Threatened Species Habitat Assessment								
Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Tricolored Bat <i>Perimyotis subflavus</i>	END	END	Maternity roosts are associated with buildings, including along outside walls beneath overhangs (e.g., porches, decks) and in garages, sheds and barns. Also, in dead leaf clusters in the shape of an umbrella, including those belonging to broken branches, those formed by natural causes, and those occurring with other material used in Eastern Gray Squirrel (<i>Sciurus carolinensis</i>) nests. Also, in dense clusters of live foliage. Also, in arboreal lichens and epiphytes. Male roosting habitat, migratory routes, and stopover areas are difficult to define. Requires foraging resources (FO, CUW, ALT, RBT, SBT, TAT, TPW adjacent to watercourses or waterbodies; SW, FE, Bog, MA, OA, SA, creeks, streams; CUM, CUT, CUS) within 920 m of maternity site. This species often uses swarming sites for hibernation (Humphrey and Fotherby 2019). Hibernates in damp, draft-free, warm caves, mines, or rock crevices (OMNR 2000). Range in Ontario: 4E; 5E(8,9,10,11); 6E(1,8,9); 7E(2,3,4) (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain woodland habitat, which may provide suitable treed habitat for this species. The north ponds and adjacent agricultural edge may provide foraging habitat.	Suitable	Suitable

Notes:

The SARA offers protection on non-federal lands for migratory birds listed as threatened, endangered, or extirpated on Schedule 1 of the SARA that includes protection for the individual. For species specifically listed, the protection also extends to their residence (if defined under the SARA; ECCC 2026).

The MBCA offers protection on federal and non-federal lands for all migratory birds, including those protected under the SARA, that includes protection of the individual and active nests (i.e., a nest that contains a live bird or viable egg). Nests of some migratory bird species are also protected during the designated waiting period as per Schedule 1 of the Migratory Birds Regulation, 2022 (MBR 2022).

The Fisheries Act offers protection for aquatic species and associated habitat on both federal and non-federal.

The SCA offers protection for individuals listed on the PSO list and their habitats on non-federal lands.

Special Concern and Rare Wildlife Species Habitat Assessment								
Species	S-Rank	COSSARO Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Vascular Plants								
Schreber's Aster <i>Eurybia schreberi</i>	S2	-	Woods (Cuddy 1999, cited in OMNR 2000). Schreber's Aster is found in damp to mesic deciduous (maple, elm, oak), mixed woods, thickets, and shaded roadbanks (Semple, Heard & Brouillet 2002). Range (ON): 7E (Argus et al 1987).	Yes	Yes	The Subject Lands and adjacent lands of the Study Area contain woodland habitat, which may provide suitable habitat for this species. However, no individuals were observed during the June floral inventory. The woodlands in the adjacent lands were not fully searched.	No	Suitable
Deer-tongue Panicgrass <i>Dichanthelium clandestinum</i>	S2	-	Usually grows in semi-open areas in damp or sandy woodlands, thickets, or on banks (Barkworth 2003).	No	No	The Study Area does not contain damp or sandy woodland habitat.	No	No
Great Plains Ladies'-tresses <i>Spiranthes magnicamporum</i>	S3?	-	Meadows, roadsides, old fields, and prairies (Argus et el 1987). Range in Ontario: 6E(1,2,5,14); 7E (Argus et al 1987).	No	No	The Subject Lands contain only a small disturbed meadow marsh community, which is unlikely to provide suitable habitat for this species. No individuals were observed during the 2026 floral inventory. No open habitats are present in the adjacent lands.	No	No
Birds								
Least Bittern <i>Botaurus exilis</i>	S4B	SC	Deep marshes, swamps, bogs, marshy borders of lakes, ponds, streams, and ditches, as well as dense emergent vegetation of cattail, bulrush, and sedge. Nests in cattails. Intolerant of loss of habitat and human disturbance (OMNR 2000). Range in Ontario: 4S; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Subject Lands do not contain deep marsh habitat to provide suitable habitat for this species. No marsh habitat appears to exist in the adjacent lands.	No	No
Blue-winged Teal <i>Spatula discors</i>	S3B,S4M	-	Nests among grasses or herbaceous vegetation and forages in summer in shallow ponds or pond-marsh mixes. Spends time in prairie potholes or large marshes during late summer molt. Migrants use marshes, vegetated wetlands around lakes, and rice fields, and typically stop in freshwater or brackish areas rather than saltwater (Cornell Lab of Ornithology). Range: Found throughout much of Ontario (Cornell Lab of Ornithology).	No	No	The Subject Lands contain a small disturbed meadow marsh community, which is considered unlikely to provide suitable habitat for this species. The north ponds are heavily manicured without natural vegetation. No other potentially suitable habitat is present in the adjacent lands.	No	No
Common Nighthawk <i>Chordeiles minor</i>	S4B	SC	Nesting habitat includes coastal sand dunes and beaches, logged or slash-burned areas of forest, woodland clearings, prairies and plains, sagebrush and grassland habitat, open forests, rock outcrops, and flat gravel rooftops (although decreasingly so due to changing construction practices) of city buildings (Brigham et al, 2020). Range: All over the province, except James and Hudson Bay regions (Brigham et al, 2020).	No	No	The Subject Lands do not contain suitable habitat for this species. The adjacent lands of the Study Area contain no suitable natural habitat.	No	No
Chimney Swift <i>Chaetura pelagica</i>	S3B	THR	Before European settlement Chimney Swifts mainly nested on cave walls and in hollow trees or tree cavities in old growth forests. Today, they are more likely to be found in and around urban settlements where they nest and roost in chimneys and other manmade structures. They tend to stay close to water (MECP 2024). Range in Ontario: Most widely distributed in the Carolinian zone in the south and southwest of the province but has been detected throughout most of the province south of the 49th parallel (MECP 2024).	No	No	There are no suitable structures located within the Subject Lands. The adjacent lands of the Study Area contain buildings, but no suitable chimneys or other roost/nesting structures are present based on an air photo and street-view review.	No	No

Special Concern and Rare Wildlife Species Habitat Assessment

Species	S-Rank	COSSARO Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Common Gallinule <i>Gallinula galeata</i>	S3B	-	Inhabits bodies of water deep (typically exceeding 0.3 m depth) with abundant emergent vegetation (often favouring cattails), including freshwater marshes with sheltered pools and channels, sewage lagoons, impoundments, lakes, and ponds (OMNR 2000; Timmermans 2007). In southwestern Ontario, it is restricted primarily to large coastal marshes (Timmermans 2007). Range (ON): 5E(7,8,9,10,11); 6E; 7E (OMNR 2000).	No	No	The Subject Lands does not contain deep water bodies to support habitat opportunities for this species. The anthropogenic pond located within the north adjacent lands are heavily managed and contain little natural vegetation.	No	No
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i>	S3	END	This species lives in treed areas such as savannahs, deciduous uplands, floodplains, and riparian woodlands dominated by Maple (Acer spp.), Oak (Quercus spp.), Hickory (Carya spp.), and/or beech (Fagus spp.), including those subjected to burns and/or logging. This species may also occur within other low-canopy deciduous and mixed forests or forest habitat near gaps or edge habitat, as well as hedgerows, golf courses, parks, cemeteries, orchards (MECP 2022), wetlands, beaver ponds, and roadsides. During the breeding period, dead limbs or snags are required for nesting, and an open canopy is preferred (ECCC 2023). A few of these birds will stay the winter in woodlands in southern Ontario if there are adequate supplies of nuts (MECP 2023). Range in Ontario: Widespread but rare across southern Ontario (MECP 2023).	Yes	Yes	The Subject Lands and Study Area contain woodland habitat that may support the life processes of this species. Maple, Oak, and Hickory species are present. No targeted surveys were completed to confirm absence/presence.	Suitable	Suitable
Eastern Wood-pewee <i>Contopus virens</i>	S4B	SC	Mature and mid-aged open, deciduous, mixed, or coniferous forest with open understory with structural heterogeneity for foraging, and snags and dead limbs for perching (OMNR 2000; Stewart 2017). Higher densities often occur in forests with Oaks (Quercus spp.) but species is a forest generalist. Prefers to nest in mature trees (Stewart 2017). Also inhabits forest clearings, edges; farm woodlots, and parks (OMNR 2000). Breeding habitat is unlikely to be limiting in Canada (ECCC 2023). Range in Ontario: 2E; 3E; 3W; 3S; 4E; 4W; 4S; 5E; 5S; 6E; 7E (OMNR 2000).	Yes	Yes	The Subject Lands and adjacent lands contain suitable woodland habitat to support habitat for this species. The woodland understorey is open and this species is known to inhabit farm woodlots. This species was not heard calling during the June 17 visit, but no targeted breeding bird surveys were completed.	Suitable	Suitable
Tufted Titmouse <i>Baeolophus bicolor</i>	S3	-	Deciduous or mixed woods, typically in areas with a dense canopy and many tree species. Also common in orchards, parks, and suburban areas. Rarely found at elevations > 610 m (Cornell Lab of Ornithology). Range: In Ontario: Year-round resident of southwestern Ontario and between Lakes Erie and Ontario (Cornell Lab of Ornithology).	No	No	The woodland within the Study Area does not contain dense canopy - many canopy gaps were noted. Suitable habitat for this species is not present within the Study Area.	No	No
Bank Swallow <i>Riparia riparia</i>	S4B	THR	Nests in sand, clay, or gravel river banks or steep riverbank cliffs, lakeshore bluffs of easily crumbled sand or gravel, gravel pits, and road-cuts. Forages in grasslands or cultivated fields that are close to water. Nesting sites are a limiting factor for species presence (OMNR 2000). Range in Ontario: All (OMNR 2000).	No	No	The Study Area does not contain suitable cliff or bluff habitat to provide suitable habitat for this species.	No	No
Purple Martin <i>Progne subis</i>	S3B	-	In the East, breeds colonially almost exclusively in artificial sites near human habitations (Barry et al 2021). Range in Ontario: 4E; 4W; 4S; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain suitable artificial habitat for this species.	No	No

Special Concern and Rare Wildlife Species Habitat Assessment

Species	S-Rank	COSSARO Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Barn Swallow <i>Hirundo rustica</i>	S4B	SC	During the breeding season, habitat includes open areas (e.g., fields, meadows, wetlands) for foraging, a nest site that includes a vertical or horizontal substrate (often enclosed) with some type of roof or ceiling (i.e., old sheds, barns, under bridges or culverts), and a source of mud for nest building. Mainly rural in North America. Bests in a wide variety of open habitats, including farmlands, riparian areas, lakes, grasslands, cities, suburbs, and along highways (Brown and Brown 2020). Range: Breeds throughout Ontario, but is absent from large portions of forested areas north of 50°N (Brown and Brown 2020).	No	No	There are no suitable structures located within the Subject Lands. The buildings in the adjacent lands appear to be sealed, in-use buildings without likely nesting habitat based on an air photo and street-view review.	No	No
Wood Thrush <i>Hylocichla mustelina</i>	S4B	SC	Carolinian and Great Lakes-St. Lawrence forest zones; undisturbed moist mature deciduous or mixed forest with deciduous sapling growth; near pond or swamp; hardwood forest edges; must have some trees higher than 12 m (OMNR 2000). Requires a relatively closed canopy (upper and sub-canopy combined; about as much as 80%). Degree of required closure varies but must be sufficient to maintain moisture levels (Stewart 2017). Range in Ontario: 3E; 3W; 4E; 4W; 5E; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain closed-canopy mature deciduous or mixed forest habitat associated with a pond or swamp to provide suitable habitat for this species. The north ponds and surrounding lands are highly manicured.	No	No
Grasshopper Sparrow <i>Ammodramus savannarum</i>	S4B	SC	Nests on the ground under overhanging grasses in natural grasslands, alvars, pastures, hayfields, abandoned agricultural sites that are not regularly mowed, grazed, or ploughed, grassy fields at airports, waterways with lush vegetation, reclaimed mines, and coniferous plantations. The species has also been detected in areas where the organic soil layer has recently been removed for future development. This species appears to prefer moderate vegetation height (avg. 25-50 cm), low bare soil cover (avg. 17%), large areas of dead and live herbaceous vegetation, and a moderately thick litter layer (4 cm). This species is area sensitive and generally avoids edge habitat (ECCC 2026). Range in Ontario: 4E; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain suitable grassland habitat to support this species.	No	No
Bobolink <i>Dolichonyx oryzivorus</i>	S4B	THR	Large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes (OMNR 2000). Grasslands size requirements have been reported to range from 5 ha to 50 ha depending on the study (MECP 2021). Range in Ontario: All except 1E; 2W (OMNR 2000).	No	No	The Study Area does not contain grassland, hayfield or meadow habitat to support this species.	No	No
Eastern Meadowlark <i>Sturnella magna</i>	S4B,S3N	THR	Breeds mostly in moderately tall grasslands (native prairies and savannahs), also pastures, hayfields, herbaceous fencerows, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Eastern Meadowlarks may not be strongly area-sensitive (McCracken et al 2013), however large tracts of grasslands (5 ha or greater) are preferred over smaller fragments (Herkert 1991; Vickery et al 1994). Range in Ontario: 3E; 4E; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain grassland, pasture, hayfield or meadow habitat to support this species.	No	No

Special Concern and Rare Wildlife Species Habitat Assessment

Species	S-Rank	COSSARO Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Louisiana Waterthrush <i>Parkesia motacilla</i>	S2B	THR	Found in steep, forested ravines with fast-flowing streams. Prefers running water, especially clear, coldwater streams. Less frequently found in heavily wooded, deciduous swamps with large pools of open water. Nests on ground. Range: In southern Ontario, this species breeds near the north shores of Lake Erie and Lake Ontario. The majority of the provincial population occurs in the Norfolk Sand Plain and along the Niagara Escarpment from Hamilton north to Owen Sound.	No	No	The Study Area does not contain forested ravine habitat to support the life processes of this species.	No	No
Golden-winged Warbler <i>Vermivora chrysoptera</i>	S3B	SC	Early successional habitat (including disturbed areas) with herbaceous openings, woody shrubs or saplings, scattered canopy trees, and bordering mature forests, woodlands, or wooded swamps. Early successional areas may include logged areas, along utility rights-of-way, regenerating farm fields, recently burned areas, low bogs or swamps, and open or stunted woods. Often associated with areas >10 ha (OMNR 2000; ECCC 2016). Range in Ontario: 4E; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain early successional habitat bordering mature forests. The woodland is not actively regenerating and the open/thicket habitat preferred by this species is not present. The openings in the canopy are a result of residential activities and are heavily managed.	No	No
Prairie Warbler <i>Setophaga discolor</i>	S2B	-	Brushy slashings, bushy pastures, low pines. Breeds in dry old clearings, edges of forest, and sandy pine barrens with undergrowth of scrub oaks, especially on ends of slopes and ridges. Likes thick second-growth of hickory, dogwood, hazel, or laurel with blackberry vines (National Audubon Society). Breeds mostly along the southern sheild in Ontario, but some records of breeding at Long Point. Commonly breeds along the eastern United States (Cadman et al 2007).	No	No	The Study Area does not contain suitable scrub habitat, old clearings, or forested edges with slopes or ridges.	No	No
Insects								
Sleepy Duskywing <i>Erynnis brizo</i>	S1	-	Early stages live in leaf nests on their foodplants, which are always species of oaks (Fagaceae). Adults seen at flowers in oak woods, on the ground, and at mud puddles (Layberry et al 1998). Range: In Ontario, only known to occur in Lambton County (Pinery Provincial Park area), Norfolk County (St. Williams area), and the south shore of Lake Ontario (Hamilton to Grimsby) (Layberry et al, 1998).	No	No	The Study Area is outside the known range of this species.	No	No
Southern Cloudywing <i>Thorybes bathyllus</i>	S3	-	Inhabits open, scrubby areas, including dry meadows, burned areas, dry prairie hills, powerline rights-of-way, and other similar habitats (Lotts and Naberhaus 2025; NatureServe 2025). Range in Ontario: Southwestern Ontario, northeast to the Toronto area (Layberry et al 1998).	No	No	The Study Area does not contain scrubby, dry meadows or prairie hills to provide suitable habitat for this species.	No	No
Hackberry Emperor <i>Asterocampa celtis</i>	S3	-	Found in a wide variety of habitats, including urban yards, where there are at least two or three hackberry trees. Most often living in edge or riparian areas (NatureServe, n.d.). Eggs are laid on host hackberry plants and larvae hibernate in the leaf litter underneath. Range: More commonly found throughout the eastern United States, but some records in southern Ontario.	Yes	Yes	Common Hackberry trees were identified within Community 2 of the Subject Lands. These trees may provide suitable host habitat and hibernation habitat in leaf litter. These trees may also be present within the adjacent lands.	Suitable	Suitable

Special Concern and Rare Wildlife Species Habitat Assessment

Species	S-Rank	COSSARO Status	Habitat Requirements and Range	Suitable Habitat Subject Lands	Suitable Habitat Adjacent Lands	Rationale	Confirmed Habitat Subject Lands	Confirmed Habitat Adjacent Lands
Tawny Emperor <i>Asterocampa clyton</i>	S3	-	Densely wooded riparian areas, dry woods, open woods, cities, fencerows, and parks. Caterpillar hosts include trees of the elm family including Celtis occidentalis, C. tenuifolia, C. laevigata, C. lindheimeri, and C. reticulata. Adult foods include tree sap, rotting fruit, dung, and carrion. Tawny Emperors almost never visit flowers. Males perch on trees in full sun to watch for females. Eggs are laid on bark or the underside of mature leaves of host plants. Third-stage caterpillars hibernate inside a dead curled leaf (Lotts and Naberhaus 2025). Range in Ontario: Records available from 5E(5,7); 6E(1,5,7,8,11); 7E (GBIF Secretariat 2023).	Yes	Yes	Common Hackberry trees were identified within Community 2 of the Subject Lands. These trees may provide suitable host habitat and hibernation habitat in leaf litter. These trees may also be present within the adjacent lands.	Suitable	Suitable
Monarch <i>Danaus plexippus</i>	S4B,S2N	SC	Many open habitats including fields, meadows, weedy areas, marshes, and roadsides. Caterpillar Hosts: Common milkweed (Asclepias syriaca), swamp milkweed (A. incarnata), showy milkweed (A. speciosa). Adult Food: Nectar from all milkweeds. Early in the season before milkweeds bloom, Monarchs visit a variety of flowers including dogbane, lilac, red clover, lantana, and thistles. In the fall adults visit composites including goldenrods, blazing stars, ironweed, and tickseed sunflower (Lotts and Naberhaus 2025). Range: Most abundant in southern Ontario. During migration, thousands can be seen along the north shores of Lakes Ontario and Erie (MECP 2022).	No	No	The Study Area does not contain significant meadow habitat and no Milkweed was observed during the sumer floral inventory.	No	No

Notes:

Appendix C

Site Photographic Log

17T 468351 4751217



Photograph No. 1 – Cultural woodland (Community 1) adjacent to the existing parking lot (June 17, 2026).

17T 468325 4751235



Photograph No. 2 – Cultural woodland (Community 1) adjacent to the existing parking lot (June 17, 2026).

17T 468321 4751241



Photograph No. 3 – Maintained lawn surrounding the existing building within the Subject Lands (June 17, 2026).

17T 468342 4751115



Photograph No. 4 – Existing driveway from Longwoods Road through the Subject Lands (June 17, 2026).

17T 468407 4751347



Photograph No. 5 – Human-made ponds north of the Subject Lands (June 17, 2026).



17T 468429 4751197

Photograph No. 6 – Community 1 (CUW1) has canopy openings throughout (June 17, 2026).

17T 468385 4751203

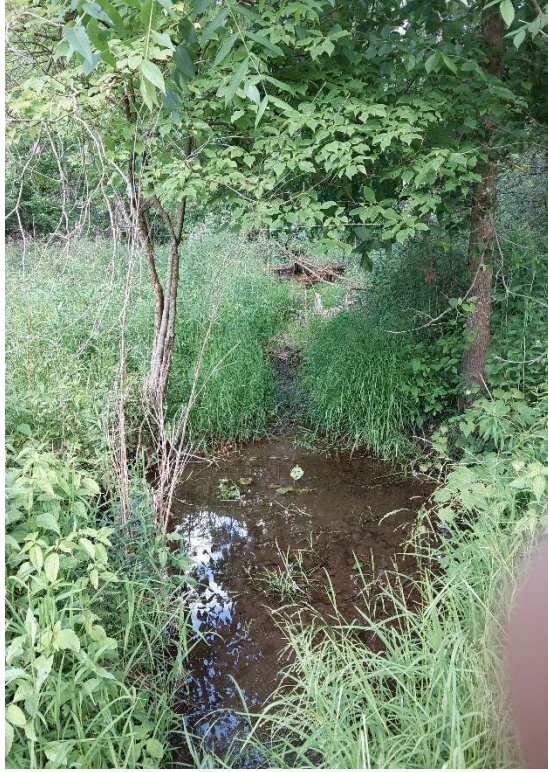


Photograph No. 7 – Ground cover in Community 1 southeast of the parking lot (June 17, 2026).

17T 468468 4751295



Photograph No. 8 – Young poplar stand in Community 2 (June 17, 2026).



17T 468428 4751290

Photograph No. 9 – Flowpath through Community 2 and into Community 1 (June 17, 2026).



17T 468451 4751190

Photograph No. 10 – Butternut tree with heavy canker in the southeast Subject Lands (June 17, 2026).

Appendix D

Field Data Sheets



MTE NATURAL ENVIRONMENT FIELD SHEET

Project #: 67540-001 Description: 10608 Longwoods Road
Date: 17-Jun-26 Staff: will huys
Start Time: 8:57:00 AM End Time: 10:30:00 AM Total Time:
Temp: 18 Cloud %: 5 Precipitation: 0
Wind: 1 Direction: w Yesterday: cooler

BEAUFORT WIND SCALE:

0 Calm, 1 Smoke Drifts, 2 Wind Felt on Face, 3 Leaves in Constant Motion,
4 Wind Raises Paper, 5 Small Trees Sway, 6 Large Limbs Sway

DATA FOCUS

Amphibians:	1	2	3	Aqua Hab.:		Dripline:		Invertebrates:		Wetland:	
Birds:	M	1	2	Bats:		ELC's:	x	Reptiles:		Other:	
Floral:	v	x	s	BHA:		Habitat:	x	SAR Target:			

NATURAL FEATURES

YES	NO					Mapped (see GPS)	Follow-up Req'd		
							Yes	No	Who

Man-made Structures:

None observed

	x	Barns/Footings/Wells/other(list)	
	x	Rock Piles	
	x	Garbage	

Natural Vegetation:

None observed

	x	Fallen Logs outside woods (#s)	
	x	Brush Piles	
x		Snags	Multiple dead standing trees.
x		Tree Cavities (nesting)	A few woodpecker holes.
	x	Sentinel Trees	
x		Butternut Identified	

Wildlife Features:

None observed

	x	Waterfowl nesting (large #'s, # of species)	
	x	Exposed Banks (nesting swallows)	
	x	Stick Nests	
x		Animal Burrows (>10cm)	
	x	Heronry	
	x	Crayfish mounds	
	x	Sand/gravel on site	
x		Marsh/open country/shrub	Small meadow marsh in farm field
	x	Winter Deer yards	
	x	Corridor from pond to woods (amphibian movement)	
	x	Bat corridor (shorelines, escarpments)	
	x	Bat hibernacula (caves, mines, crevices, etc.)	

Aquatic Features:

None observed

		Pond (woods)	emergents	sumergents		logs		temp.	
x		Pond (open)	emergents	sumergents		logs		temp.	
		Water in woodland	flowing			pools			
		Nat. Stream	flowing			pools			
		Swale	flowing			pools			
		Open Drain	flowing			pools			
		Seeps	flowing			pools			
		River							

Incidental Observations/Notes:

North ponds are human-made and surrounded by mowed lawn and residential land uses.

Floral Inventory (2026-06-17)												
1	2	Scientific Name	Common Name	CW	COSEWIC	SARO	SRank	MD	Type	Invasive		
X		<i>Acer saccharinum</i>	Silver Maple	-3.0			S5	C	TR			
X		<i>Acer saccharum</i>	Sugar Maple	3.0			S5	C	TR			
X		<i>Agrimonia gryposepala</i>	Hooked Agrimony	3.0			S5	C	FO			
X		<i>Alliaria petiolata</i>	Garlic Mustard	0.0			SE5	IC	FO	Y		
	X	<i>Apocynum cannabinum</i>	Hemp Dogbane	0.0			S5		FO			
X		<i>Arisaema triphyllum</i>	Jack-in-the-pulpit	-3.0			S5	C	FO			
X		<i>Athyrium filix-femina</i>	Common Lady Fern	0.0			S5		FE			
X		<i>Bidens frondosa</i>	Devil's Beggarticks	-3.0			S5	X	FO			
X	X	<i>Boehmeria cylindrica</i>	False Nettle	-5.0			S5	X	FO			
X		<i>Carduus acanthoides</i>	Spiny Plumeless Thistle	5.0			SE5	IR	FO			
	X	<i>Carex alopecoidea</i>	Foxtail Sedge	-3.0			S4	U	SE			
	X	<i>Carex bebbii</i>	Bebb's Sedge	-5.0			S5	C	SE			
X		<i>Carex blanda</i>	Woodland Sedge	0.0			S5	C	SE			
	X	<i>Carex comosa</i>	Bristly Sedge	-5.0			S5	C	SE			
X		<i>Carex radiata</i>	Eastern Star Sedge	0.0			S5	C	SE			
X		<i>Carex tenera</i>	Tender Sedge	0.0			S5	U	SE			
X		<i>Carya ovata</i>	Shagbark Hickory	3.0			S5	X	TR			
X		<i>Catalpa speciosa</i>	Northern Catalpa	3.0			SE1		TR			
	X	<i>Celtis occidentalis</i>	Common Hackberry	0.0			S4	X	TR			
X		<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	3.0			S5	X	FO			
X		<i>Clinopodium vulgare</i>	Field Basil	5.0			S5	X	FO			
X		<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	3.0			S5	X	SH			
X		<i>Cornus racemosa</i>	Gray Dogwood	0.0			S5	X	SH			
X		<i>Dactylis glomerata</i>	Orchard Grass	3.0			SE5	IC	GR			
	X	<i>Daucus carota</i>	Wild Carrot	5.0			SE5	IC	FO			
X		<i>Dryopteris carthusiana</i>	Spinulose Wood Fern	-3.0			S5	X	FE			
	X	<i>Eleocharis obtusa</i>	Blunt Spikerush	-5.0			S5	C	SE			
X		<i>Equisetum arvense</i>	Field Horsetail	0.0			S5	C	FE			
X	X	<i>Erigeron annuus</i>	Annual Fleabane	3.0			S5	C	FO			
X		<i>Fraxinus americana</i>	White Ash	3.0			S4	C	TR			
	X	<i>Galium boreale</i>	Northern Bedstraw	0.0			S5	X	FO			
X		<i>Galium tricorntum</i>	Rough-fruited Corn Bedstraw	-5.0			SEH	IH	FO			
X		<i>Geranium maculatum</i>	Spotted Geranium	3.0			S5	X	FO			
X		<i>Geranium robertianum</i>	Herb-Robert	3.0			S5	C	FO			
X		<i>Geum aleppicum</i>	Yellow Avens	0.0			S5	X	FO			
X		<i>Geum canadense</i>	White Avens	0.0			S5	X	FO			
	X	<i>Glyceria striata</i>	Fowl Mannagrass	-5.0			S5	X	GR			
	X	<i>Impatiens capensis</i>	Spotted Jewelweed	-3.0			S5	C	FO			
X		<i>Juglans cinerea</i>	Butternut	3.0	END	END	S2?	X	TR			
X		<i>Juglans nigra</i>	Black Walnut	3.0			S4?	X	TR			
	X	<i>Juncus effusus</i>	Soft Rush	-5.0			S5		RU			
X	X	<i>Juncus tenuis</i>	Path Rush	0.0			S5	X	RU			
X		<i>Leersia virginica</i>	Virginia Cutgrass	-3.0			S4	X	GR			
X		<i>Lysimachia nummularia</i>	Creeping Jennie	-3.0			SE5	IX	FO	Y		
	X	<i>Lythrum salicaria</i>	Purple Loosestrife	-5.0			SE5	IC	FO	Y		
X		<i>Matteuccia struthiopteris</i>	Ostrich Fern	0.0			S5	X	FE			
X		<i>Onoclea sensibilis</i>	Sensitive Fern	-3.0			S5	X	FE			
X		<i>Oxalis stricta</i>	Upright Yellow Wood-sorrel	3.0			S5	X	FO			
X	X	<i>Parthenocissus vitacea</i>	Thicket Creeper	3.0			S5	X	VW			
X		<i>Persicaria virginiana</i>	Virginia Smartweed	0.0			S4	X	FO			
X		<i>Picea abies</i>	Norway Spruce	5.0			SE3	IX	TR			
X		<i>Picea glauca</i>	White Spruce	3.0			S5	IR	TR			
X		<i>Pinus strobus</i>	Eastern White Pine	3.0			S5	X	TR			
X		<i>Podophyllum peltatum</i>	May-apple	3.0			S5	X	FO			
	X	<i>Populus deltoides</i>	Eastern Cottonwood	0.0			S5		TR			
X		<i>Prunus serotina</i>	Black Cherry	3.0			S5	C	TR			

		Floral Inventory (2026-06-17)								
1	2	Scientific Name	Common Name	CW	COSEWIC	SARO	SRank	MD	Type	Invasive
X		<i>Quercus rubra</i>	Northern Red Oak	3.0			S5	C	TR	
X		<i>Rhamnus cathartica</i>	Common Buckthorn	0.0			SE5	IC	SH	Y
	X	<i>Rosa multiflora</i>	Multiflora Rose	3.0			SE5	IX	SH	Y
X		<i>Rubus occidentalis</i>	Black Raspberry	5.0			S5	C	SH	
	X	<i>Rumex obtusifolius</i>	Bitter Dock	-3.0			SE5	IX	FO	
X		<i>Salix amygdaloides</i>	Peach-leaved Willow	-3.0			S5	X	TR	
	X	<i>Schoenoplectus tabernaemontani</i>	Soft-stemmed Bulrush	-5.0			S5	C	SE	
	X	<i>Scirpus atrovirens</i>	Dark-green Bulrush	-5.0			S5	C	SE	
	X	<i>Scirpus pendulus</i>	Rufous Bulrush	-5.0			S5	C	SE	
	X	<i>Solanum dulcamara</i>	Bittersweet Nightshade	0.0			SE5	IC	VW	Y
	X	<i>Solidago canadensis</i>	Canada Goldenrod	3.0			S5		FO	
	X	<i>Solidago gigantea</i>	Giant Goldenrod	-3.0			S5	X	FO	
X		<i>Symplocarpus foetidus</i>	Skunk Cabbage	-5.0			S5	C	FO	
X		<i>Thelypteris palustris</i>	Marsh Fern	-3.0			S5	X	FE	
X		<i>Tilia americana</i>	American Basswood	3.0			S5	C	TR	
X		<i>Toxicodendron radicans</i>	Poison Ivy	0.0			S5		VW	
	X	<i>Typha latifolia</i>	Broad-leaved Cattail	-5.0			S5	X	FO	
X		<i>Verbascum thapsus</i>	Common Mullein	5.0			SE5	IC	FO	
	X	<i>Verbena hastata</i>	Blue Vervain	-3.0			S5	C	FO	
	X	<i>Verbena urticifolia</i>	White Vervain	0.0			S5	X	FO	
X		<i>Veronica serpyllifolia</i>	Thyme-leaved Speedwell	0.0			SE5?	IX	FO	
X		<i>Vitis riparia</i>	Riverbank Grape	0.0			S5	C	VW	

 ELC SUMMARY	SITE:	67540-001	10608 Longwoods Road	POLYGON:	1
	BY:	will huys			
	DATES:	6/17/2026			
	UTMZ:		UTME:		UTMN:

POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURES	HISTORY	PLANT FORM	COMMUNITY
☒ TERRESTRIAL ☐ WETLAND ☐ AQUATIC -2.304347826 -1.892857143	☐ ORGANIC ☒ MINERAL ☐ PARENT MIN. ☐ ACIDIC BEDROCK ☐ BASIC BEDROCK ☐ CARB. BEDROCK	☐ LACUSTRINE ☐ RIVERINE ☐ BOTTOMLAND ☐ TERRACE ☐ VALLEY SLOPE ☒ TABLELAND ☐ ROLL. UPLAND ☐ CLIFF ☐ TALUS ☐ CREVICE/CAVE ☐ ALVAR ☐ ROCKLAND ☐ BEACH/BAR ☐ SAND DUNE ☐ BLUFF	☐ NATURAL ☒ CULTURAL COVER ☐ OPEN ☐ SHRUB ☒ TREED	☐ PLANKTON ☐ SUBMERGED ☐ FLOATING LVD. ☐ GRAMINOID ☐ FORB ☐ LICHEN ☐ BRYOPHYTE ☐ DECIDUOUS ☐ CONIFEROUS ☒ MIXED	☐ LAKE ☐ POND ☐ RIVER ☐ STREAM ☐ MARSH ☐ SWAMP ☐ FEN ☐ BOG ☐ BARREN ☐ MEADOW ☐ PRAIRIE ☐ THICKET ☐ SAVANNAH ☒ WOODLAND ☐ FOREST ☐ PLANTATION
SITE					
☐ OPEN WATER ☐ SHALLOW WATER ☒ SURFICIAL DEP. ☐ BEDROCK					

STAND DESCRIPTION

LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (up to 4 sp) THAN; >GREATER THAN; =ABOUT EQUAL TO)	(>>MUCH GREATER)
1 CANOPY	2	3	juglnig=acersac=picegla=pinustr	
2 SUB-CANOPY	2	2	juglnig=acersac=picegla	
3 UNDERSTORY	3	3	cornalt>cornrac>rhamcat	
4 GRD. LAYER	5	4	partvit>ferns=circcan=geumspp.	

HT CODES: 1=>25m 2=10<HT 25m 3=2<HT 10m 4=1<HT 2m 5=0.5<HT 1m 6=0.2<HT 0.5m 7=HT<0.2m
 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:	☐ PIONEER	☐ YOUNG	☒ MID-AGE	☐ MATURE	☐ OLD GROWTH
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SOIL ANALYSIS:

TEXTURE:		DEPTH TO MOTTLES/GLEY	g=		G=	
MOISTURE:		DEPTH OF ORGANICS:				
HOMOGENOUS	VARIABLE	DEPTH TO BEDROCK:				

COMMUNITY CLASSIFICATION:

ELC CODE

COMMUNITY CLASS:	Cultural	CU
COMMUNITY SERIES:	Cultural Woodland	CUW
ECOSITE:	Mineral Cultural Woodland Ecosite	CUW1
VEGETATION TYPE:		
INCLUSION:		
COMPLEX:		

NOTES:

 ELC SUMMARY	SITE:	67540-001	10608 Longwoods Road	POLYGON:	2
	BY:	will huys			
	DATES:	6/17/2026			
	UTMZ:		UTME:		UTMN:

POLYGON DESCRIPTION

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

STAND DESCRIPTION

LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (up to 4 sp) THAN; >GREATER THAN; =ABOUT EQUAL TO)	(>>MUCH GREATER)
1 CANOPY				
2 SUB-CANOPY				
3 UNDERSTORY				
4 GRD. LAYER	4	4	solispp=carespp>boehcyl>impacap	

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

STAND COMPOSITION:		BA:	
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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
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SOIL ANALYSIS:

TEXTURE:		DEPTH TO MOTTLES/GLEY	g=		G=	
MOISTURE:		DEPTH OF ORGANICS:				
HOMOGENOUS	☐ VARIABLE	DEPTH TO BEDROCK:				

COMMUNITY CLASSIFICATION:

COMMUNITY CLASS:	ELC CODE
Marsh	MA
Meadow Marsh	MAM
ECOSITE: Mineral Meadow Marsh Ecosite	MAM2
VEGETATION TYPE:	
INCLUSION:	
COMPLEX:	

NOTES:

Appendix E

Significant Wildlife Habitat Assessment

Identification of Significant Wildlife Habitat

SEASONAL CONCENTRATION AREAS OF ANIMALS

Wildlife Habitat	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Waterfowl Stopover and Staging Areas (Terrestrial)	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Waterfowl Stopover and Staging Areas (Aquatic)	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Shorebird Migratory Stopover Area	Yes – A small MAM2 wetland is present.	Community 2 (MAM2) is present in the northeast Subject Lands and extends into the adjacent lands. This wetland is very small (roughly 0.25 ha) and is surrounded by active agricultural lands instead of shoreline habitat. Suitable habitat is not present.	No	No	N/A	No	No
Raptor Wintering Area	No – Upland CUW1 habitat is present, however forest and open upland habitat is not present within the Study Area.	N/A	No	No	N/A	No	No
Bat Hibernacula	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Bat Maternity Colonies	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Turtle Wintering Areas	Yes – A small MAM2 wetland is present.	Community 2 (MAM2) is small and does not contain permanent open water deep enough to support turtle wintering.	No	No	N/A	No	No
Reptile Hibernaculum	Yes – Upland habitat (CUW1) is present.	No potential hibernaculum features (e.g., rock piles, animal burrows, old foundations) were observed within or directly adjacent to the Subject Lands.	No	No	N/A	No	No
Colonially-Nesting Bird Breeding Habitat (Bank/Cliff)	No – No suitable ecosite or bank features present.	N/A	No	No	N/A	No	No
Colonially-Nesting Bird Breeding Habitat (Trees/Shrubs)	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Colonially-Nesting Bird Breeding Habitat (Ground)	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Migratory Butterfly Stopover Areas	No – No suitable ecosites present.	N/A	No	No	N/A	No	No
Land Bird Migratory Stopover Areas	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Deer Winter Congregation Areas	No – No suitable ecosite present.	N/A	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

RARE VEGETATION COMMUNITIES

Rare Vegetation Community	Suitable ELC Ecosite Code	Habitat Description	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Cliffs and Talus Slopes	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Sand Barren	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Alvar	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Old Growth Forest	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Savannah	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Tallgrass Prairie	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Other Rare Vegetation	No – No suitable ecosite present.	N/A	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

SPECIALIZED HABITATS OF WILDLIFE CONSIDERED SWH

Wildlife Habitat	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Waterfowl Nesting Area	Yes – A small MAM2 wetland is present.	Community 2 is too small and does not contain the natural upland or open water habitat required to support significant waterfowl nesting.	No	No	N/A	No	No
Bald Eagle and Osprey Nesting, Foraging, Perching	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Woodland Raptor Nesting Habitat	Yes – A cultural woodland (CUW1) is present.	Community 1 is a mid-age woodland contiguous with a large patch of treed habitat that extends to the north well beyond the Study Area. This patch is larger than 30 ha and appears to contain at least 4 ha of interior habitat. However, the woodland is narrower within the Study Area (i.e., not 400 m wide) and therefore does not meet SWH criteria.	No	No	N/A	No	No
Turtle Nesting Areas	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Springs and Seeps	No – The Study Area is not in a headwater area within a forest ecosite.	N/A	No	No	N/A	No	No
Amphibian Breeding Habitat (Woodland)	Yes – A small MAM2 wetland is present adjacent to a woodland.	Community 2 is greater than 0.05 ha and is contiguous with the woodland. It had limited standing water in June, however no surveys were completed to observe early spring conditions. No other wetlands are mapped or were observed within or adjacent to the Subject Lands.	Yes	Yes	No targeted surveys were completed to confirm presence/absence of qualifying species within Community 2. Woodland amphibian breeding habitat will be considered unconfirmed in Community 2.	Potential	Potential
Amphibian Breeding Habitat (Wetlands)	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Woodland Area-Sensitive Bird Breeding Habitat	No – No suitable ecosite present.	N/A	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

HABITATS OF SPECIES OF CONSERVATION CONCERN

Species	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Marsh Breeding Bird Habitat	Yes – A small MAM2 wetland is present.	Community 2 does not contain suitable emergent aquatic vegetation and is not sufficiently large to support the defining species.	No	No	N/A	No	No
Open County Bird Breeding Habitat	No – No suitable ecosite present.	N/A	No	No	N/A	No	No
Shrub/Early Successional Bird Breeding Habitat	Yes – A cultural woodland (CUW1) is present.	No large (>10 ha) field areas succeeding to shrub and thicket are present.	No	No	N/A	No	No
Terrestrial Crayfish	Yes – A small MAM2 wetland is present.	Community 2 may contain suitable habitat for terrestrial crayfish. This species is often found along drains.	Yes	Yes	No terrestrial crayfish burrows were observed during the June 17, 2026 site investigation. This visit was completed during the appropriate April-August survey period.	No	No

Identification of Significant Wildlife Habitat

HABITATS OF SPECIES OF CONSERVATION CONCERN – SPECIAL CONCERN AND RARE WILDLIFE SPECIES

Species	Habitat Suitability	Candidate SWH		Confirmed Presence Criteria	Confirmed SWH	
		Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Eastern Wood-pewee (SC)	The Subject Lands and adjacent lands contain suitable open woodland habitat to support habitat for this species. The woodland understorey is open, and this species is known to inhabit farm woodlots.	Yes	Yes	This species was not heard calling during the June 17 visit, but no targeted breeding bird surveys were completed to confirm absence/presence.	Potential	Potential
Hackberry Emperor (S3)	Common Hackberry trees were identified within Community 2 of the Subject Lands. These trees may also be present within the adjacent lands.	Yes	Yes	No targeted surveys were completed to confirm absence/presence.	Potential	Potential
Red-headed Woodpecker (S3, END under COSSARO)	The Subject Lands and Study Area contain woodland habitat that may support the life processes of this species. Red-headed Woodpecker is known to sometimes inhabit woodland edges and preferred species (Maple, Oak, and Hickory) are present.	Yes	Yes	No targeted surveys were completed to confirm absence/presence.	Potential	Potential
Schreber's Aster (S2)	The Subject Lands and adjacent lands of the Study Area contain woodland habitat, which may provide suitable deciduous habitat for this species.	Yes	Yes	This species blooms in summer, and no individuals were observed during the June floral inventory. The woodlands in the adjacent lands were not fully searched.	No	Potential
Tawny Emperor (S3)	Common Hackberry trees were identified within Community 2 of the Subject Lands. These trees may also be present within the adjacent lands.	Yes	Yes	No targeted surveys were completed to confirm absence/presence.	Potential	Potential

Identification of Significant Wildlife Habitat

ANIMAL MOVEMENT CORRIDORS

Wildlife Habitat	Suitable ELC Ecosite Code	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
		Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Amphibian Movement Corridors	No – Wetland amphibian breeding SWH is not present.	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

SIGNIFICANT WILDLIFE HABITAT EXCEPTIONS FOR ECODISTRICTS WITHIN ECOREGION 7E

Wildlife Habitat	Ecosites	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Bat Migratory Stopover Area	N/A	The site is in the Municipality of Middlesex Centre, within Ecodistrict 7E-2. Treed habitat is available but is cultural and in the vicinity of agricultural and residential land uses. The Study Area is not located in the vicinity of Long Point. The confirmation criteria and habitat areas for this SWH are still being determined.	No	No	N/A	No	No