

Our ref: 12662580

05 March 2026

Mr. Saverio Montemarano  
Bromont Homes  
60 Saramia Crescent, Unit 7  
Concord, Ontario L4K 4J7

**Millbrook Subdivision, 396 County Road 10, Fallis North, Township of Cavan Monaghan,  
County of Peterborough**

Dear Mr. Montemarano,

GHD Limited has prepared the following responses to the review of our Environmental Impact Study (dated August 7, 2025) by Stantec, the Township's peer reviewer for the first submission of the draft plan of subdivision for the property located at 396 County Road 10, Millbrook in the Township of Cavan Monaghan, known as Fallis North. The peer reviewer requested additional ecological information and clarifications on the Environmental Impact Study in their October 17<sup>th</sup>, 2025 peer review letter.

The following responses by GHD follow the order of the headings and comments found in the Stantec peer review letter.

## 1. Purpose and Scope of the EIS

***Stantec Comment #1: The breeding bird point count locations do not provide full coverage of the property, in particular the grassland habitat in the southern end. It is recommended that the route of the wandering transects be mapped, to assess if coverage was adequate.***

**GHD Response:** GHD has conducted several EIS reports in this area with some overlap with the Fallis East subdivision study area. That study included breeding bird surveys on the southern portion of the Fallis North Site, i.e. north of Fallis Line extension. Stations and wandering transects were conducted in the southern portion for that study and for the subject property. A new label, "BBS 2023", has been added to the updated Figure 1 attached showing the location of that station. The data from that station is shown in Table 1 below.

As most of the Fallis North Site was under active agricultural operations, BBS stations were focussed on fencerows, creek and edges. Given the open habitat on Site, calling birds during BBS surveys were well detected throughout the Site at the given stations. Wandering transect routes were not recorded on GPS software. This comment is acknowledged as a suggestion to record routes on our ArcView i-pads for future field work. the south portion of the Site adjacent what is now Community 3).

Table 1 Fallis East BBS station data, GHD NEA report (2023)

Station No.: 02BB												
AOU Code	Common Name	Scientific Name	Observed Breeding Status	Breed Evidence Code	COSEWIC	COSSARO	SARA	Area Sensitive	Region 6			
KILL	Killdeer	<i>Charadrius vociferus</i>	B	S				No				
REVI	Red-eyed Vireo	<i>Vireo olivaceus</i>	B	S				No				
AMCR	American Crow	<i>Corvus brachyrhynchos</i>	B	S				No				
BARS	Barn Swallow	<i>Hirundo rustica</i>	B	H	THR	THR	THR	No				
AMRO	American Robin	<i>Turdus migratorius</i>	B	S				No				
YEWA	Yellow Warbler	<i>Dendroica petechia</i>	B	S				No				
COYE	Common Yellowthroat	<i>Geothlypis trichas</i>	B	S				No				
GRSP	Grasshopper Sparrow	<i>Ammodramus savannaru</i>	B	S	SC	SC	SC	No				
SOSP	Song Sparrow	<i>Melospiza melodia</i>	B	S				No				
INBU	Indigo Bunting	<i>Passerina cyanea</i>	B	P				No				
BOBO	Bobolink	<i>Dolichonyx oryzivorus</i>	B	S	THR	THR	THR	No				
EAME	Eastern Meadowlark	<i>Sturnella magna</i>	B	S	THR	THR	THR	No				
No. of Species Observed in Station:		12	No. of Breeding Species Observed in Station:		12	4	4	4	0	0	0	0

**Stantec Comment #2: No survey date or weather conditions were provided for the June amphibian survey. It is also not clear if the third amphibian survey was completed.**

**GHD Response:** A third survey (June) was not conducted due to a lack of permanent ponds, spring ponding/flooding, vernal pools or wetlands suitable for frog species on this Site with a rolling topography. No frogs were heard calling or observed in the first two MMP (April and May) survey dates due the lack of suitable breeding habitat. The 3<sup>rd</sup> survey is designed to document late breeding frogs that are found in permanent wetland ponds.

**Stantec Comment #3: Stantec understands that EIS scope does not include a formal headwater drainage feature (HDF) evaluation and assessment. Because the field visits did not coincide with the prescribed windows Stantec recommends removing the classifications and management recommendations.**

**GHD Response:** Field visits for the HDF evaluation followed the rapid assessment protocol and was conducted during the recommended timing for the second field visit in the protocol. Part 1: Evaluation of the Evaluation, Classification and Management of Headwater Drainage Features Guidelines (TRCA and CVC, 2014) allows for the flexibility to scope assessments to an appropriate level for identifying management recommendations. As indicated in Section 2.2.2.7 of the EIS, the results were used to provide high-level guidelines for future development.

The results of these assessments will be discussed with Fisheries and Oceans Canada (DFO) during the project review phase/detailed design. We did not receive any comments on HDF features from Otonabee Region Conservation Authority (ORCA) in their review letter. Current legislation has removed protection of HDFs that do not include defined bed and banks under the *Conservation Authorities Act*. Should DFO or ORCA require any additional field studies during the permitting phase, these additional field studies will be completed by GHD to provide the requested information.

**Stantec Comment 4: Also, please confirm if Western Blacknose Dace (*Rhinichthys obtusus*) were captured during the fish community study and not Blacknose Dace (*Rhinichthys atratulus*). The natural range of Blacknose Dace is not near the Site. Also please remove reference to Eastern Blacknose Dace because the common name for *Rhinichthys atratulus* is Blacknose Dace.**

**GHD Response:** Species name for species found in this area is Western Blacknose dace (*Rhinichthys obtusus*) as per current fish taxonomy.

***Stantec Comment #5: Targeted surveys for species at risk, including bats and reptiles, were not completed. In the absence of targeted surveys, Stantec assumes the species potential presence where suitable habitat is present.***

***GHD Response:*** SAR habitat was searched for as incidental observations during all field work including potential bat cavity trees, snake hibernacula and turtle nesting. Any SAR encountered or SAR habitat would have been noted and mapped if identified. At the time of our surveys, the barn was not searched directly for barn swallows or bat roostings due to site access limitations and a dangerous dog on the premises. We agree that this barn may provide SAR habitat for bats and for barn swallow (now Special Concern).

## **2. Conformity to the 2024 PPS, Township and County OPs and other relevant Federal, Provincial and Municipal Regulations**

***Stantec Comment #6: Stantec acknowledges that Section 4.5.1 (Fish Habitat) indicated: “The headwater draining features (HDF1 and HDF2) have the potential to provide indirect fish habitat downstream to Baxter Creek. Specifically, the habitat provides sources of hydrological and groundwater connections, nutrients and food supply to fish. However, the headwater drainage features are predominantly composed of undefined channels with no identifiable depressions that represent continuous surface water flows. Therefore, the headwater drainage features are not classified as a “watercourse” under the current Conservation Authorities Act (Government of Ontario 2024b).” Furthermore, Section 4.5.1 also states: “The headwater drainage features segments management recommendations were “mitigation”, “maintain recharge” and “conservation” based on the Evaluation, Classification and Management of HDF Guidelines (2014). Therefore, onsite flows should be maintained or replaced using lot level conveyance techniques.” The EIS indicates the proposal will be reviewed by the Otonabee Regional Conservation Authority (ORCA) as part of the permitting process to remove HDFs and maintain outflows to the headwater drainage system which is assumed to be incorporated into the stormwater management system. Potential floodplain impacts will also be considered by ORCA as part of the proposed development.***

***GHD Response:*** Noted. We will work with engineers on LID and other mitigation measures. As well as follow up with ORCA regarding compliance with their regulations and permitting process.

***Stantec Comment #7: To maintain conformance with PPS 4.1.6 for fish habitat, Section 5.4 (Fish and Fish Habitat) states: “The channel realignment work has the potential to cause harmful alternation, disruption or destruction (HADD) of fish habitat. Therefore, the project must be reviewed under the Fisheries Act (FA) by DFO to determine if an Authorization is required under the FA. It is recommended that a DFO Request for Review (RFR) submission is completed as soon as possible to initiate DFO consultation early in the development application process.”***

***GHD Response:*** Acknowledged. At detailed design the proposed crossing structure and any channel realignment will be discussed with engineers. Submission of an RFR is anticipated as part of that process, to comply with the Fisheries Act.

***Stantec Comment #8: In addition to the new crossing and channel relocation within Baxter Creek, the removal of two HDF also has potential to impact fish habitat. Both these features are mapped by MNR (Ontario GeoHub) as permanent watercourses. HDF2 is mapped as a coldwater thermal regime. Current guidance on the DFO web pages states that review is required for activities in waterbodies that connect to fish habitat. Stantec recommends that the proposed removals of HDF 1 & 2 are also submitted to DFO for review using the DFO RFR Form***

***GHD Response:*** Our fish habitat and HDF field surveys found both HDF's are not permanent watercourses and do not meet the ORCA definition of a watercourse. They may provide indirect fish habitat for downstream watercourses. We will include a description of the features and mapping in the RFR. Submission of an RFR to DFO regarding the creek crossing can be included as a condition of draft approval.

***Stantec Comment #9: It was noted that based on the preliminary design of the Site Plan that the watercourse crossing of the Tributary to Baxter Creek may encroach into the significant woodland and/or the buffer identified on Figure 1. It is also Stantec's opinion that the assessment of habitat for threatened and endangered species is incomplete within this area. Further discussion is recommended to maintain conformance with the PPS.***

***GHD Response:*** This portion of the Study Area was within the valley of Baxter Creek. The portion of OP mapped Significant woodland that emerges into the Site, and the area adjacent to the site boundary was dominated by a regenerating stand of dense eastern white cedar. During our surveys and general coverage of that area, no appropriate SAR habitat, such as bat cavity trees or rock piles from agricultural land clearing, were observed in this area. No SAR birds were heard in this area from BBS4. GHD does acknowledge that the valley itself may serve as a commuter zone for bats, including SAR bats from the larger Significant Woodland, and the potential habitat previously acknowledged to be in the barn.

The loss of any tree cover or reduced width buffers will be addressed through enhanced planting of native trees and shrubs in the reduced buffers, as well as in the creek buffer, stormwater pond block and any other buffers or undevelopable lands. This could include installation of habitat features such as bat boxes and brush piles or rock piles.

**Stantec summary content: Otherwise, the EIS appears to have demonstrated conformance with the Provincial PPS (which will be discussed throughout this peer review).**

### **3. Background Review, Field Studies, and Potential Impacts**

#### **3.1 Vegetation**

***Stantec Comment #10: The majority of the subject property was composed of cultivated agricultural land (Ag) or Dry Moist Old Field Meadow (CUM1-1) with some smaller inclusions of forest (FOC2-2, FOD and CUW1) and mineral marshes (MAM2-10 and MAM2-2). It is noted that no results were provided for the Study Area, beyond the immediate property. It is recommended the mapping and results be provided for adjacent lands.***

***GHD Response:*** The surrounding lands within 120 metres of the Site are predominantly rural residential, institutional, recreational and agricultural. Some naturalized areas to the east include ELC codes such as cultural meadow (CUM1-1), deciduous forest (FOD) and coniferous forest (FOC). The figure has been updated to show either land uses or ELC Ecosite codes in the 120 m adjacent lands.

## 3.2 Wetlands and Waterbodies

**Stantec Comment #11:** *GHD identified two unevaluated wetlands (meadow marshes), two mapped HDF associated with the unevaluated wetland and a tributary to Baxter Creek within the subject property. The EIS indicated that the two mapped HDF and the unevaluated wetlands are anticipated to be removed as part of the proposed development. The Tributary to Baxter Creek is proposed to be retained; however, it would be realigned to which the extent of realignment is not provided as the EIS states: “The current conceptual design does not include culvert or channel realignment footprints.”*

**GHD Response:** Noted. At detailed design of crossing, the extent of any realignment can be assessed.

**Stantec Comment #12:** *GHD assigned the ‘Recharge’ hydrology classification to HDF2A, HDF2B. The HDF Guideline state that this classification can only be assigned if it has been determined that coarse-textured soils described as sand and/or gravel occurs and the majority of potential flow will be infiltrated through additional investigations, such as boreholes, soil maps, etc. Stantec recommends reconsidering this classification.*

**GHD Response:** Noted. Please note that Table 6 in Section 4.5.1 lists HDF2A as Contributing Function and HDF2B as Recharge Function. The classification of HDF2B will be reviewed to confirm if it is Recharge Function or Contributing Function as part our RFR and review of background documents to submit to DFO.

## 3.3 Species at Risk Assessment and Significant Wildlife Habitat

**Stantec Comment #13:** *SAR and SWH was screened as part of the scope of the EIS. Section 4.3.3 (Significant Wildlife Habitat) indicated: “GHD biologists analyzed the information collected from the ecological communities on the Site and Study Area using the criteria for Significant Wildlife Habitat in Ecoregion 6E (2015). Based on our field data, only one of the five candidate types of SWH could be confirmed (based on species presence) on the Site and Study Area, that being habitat for special concern and rare wildlife species. A SWH analysis is outlined in Table 5 below. This SWH category includes all Special Concern and Provincially Rare (Provincial S rank codes of S3 and lower) plant and animal species. One special concern species was identified during field surveys, the barn swallow.” Based on the habitat described on-site and the supporting surveys that were completed this determination appears reasonable. However, given the absence of targeted surveys for herptile species of conservation concern (SOCC), Stantec recommends a more fulsome habitat assessment to identify.*

**GHD Response:** All field visits included searches for herptile species of conservation concern. Appropriate aquatic habitat for turtles was not observed on Site. Targeted snake surveys were not conducted, but any and all snake observations would have been recorded. Several surveys throughout the study were conducted in early morning hours, when snakes would be basking. None were identified. The location of the Site is not within the range of all listed threatened snake species, as it is a highly rural landscape. Range of ribbon snake (Special Concern) shows no records south of Peterborough (i-naturalist). Lack of marshes and rivers limits suitable habitat on Site, as well as the rural landscape. Snapping turtle (Special Concern) habitat is absent due to lack of ponds or permanent water bodies on Site or within the Study Area.

**Stantec Comment 14:** *Section 4.2.2 (Birds) indicates that: “The agricultural crops on the Site currently, are not suitable for grassland nesting birds, such as eastern meadowlark, bobolink or grasshopper sparrow. None of these three species were observed on Site. There is suitable habitat to the east of the Site where hayfields, partially within the Study Area are present. The assessment of these two SWHs appears reasonable.” However, based on the site photos and descriptions in Table 2 for Community CUM1-1 and from photos of HDF2, the area does not appear to have agricultural crops as indicated above and the community, may provide habitat for Bobolink and Eastern Meadowlark. Furthermore, Stantec also notes from aerial imagery and Streetview that the fields in the north of the site mapped as “Ag (Soya)” appeared to be in hay (suitable for Bobolink and Eastern Meadowlark) in June 2024. The*

***EIS did not provide the results of the 2022 ELC of this area or discuss how/when the habitat was removed.***

***GHD Response:*** As an actively farmed property, crops are regularly rotated. There was hay on part of Site in 2023, but left fallow or planted in soya in 2025. The location of the one southeastern field adjacent to HDF2A also was left fallow with some weedy pioneer species and was classified as CUM1-1. During our field surveys, bobolink and meadowlark were heard to the east of the Site in the large hayfields in 2025. No meadowlark or bobolink were seen or flushed on the Site during 2025 surveys. The patchiness of the fallow field did not provide suitable nesting habitat for those grassland species.

The areas labelled as Ag(soya) are currently being farmed for soya, as indicated by this photo taken in July 2025 of HDF1B:



**View of farm field facing south along HDF 2, facing south. Note field conditions.**

***Stantec Comment #15: An assessment of bat species at risk was not provided. Treed and shrub habitat, as well as buildings, are present that have the potential to support species at risk bats. Stantec recommend an assessment for species at risk bats, to demonstrate conformity with the OP. Finally, please note that an information gathering form (IGF) should be filed within the Ministry of the Environment, Conservation and Parks (MECP) to confirm compliance with the Endangered Species Act (ESA, 2007).***

***GHD Response:*** Due to the agricultural use of the Site, tree cover is very limited to a few young trees in the shrub dominated fencerows, rear lot lines of houses to west and some larger trees adjacent to the creek on the eastern edge. Field surveys did not find any cavity trees suitable in diameter or with cavities within the Site.

However, GHD acknowledges that that the site may have potential bat habitat in the barn on site, and there may be habitat in the forests east of the Site on the adjacent lands. Acoustic surveys were not completed around the barn or exit surveys. It is also recommended in the EIS that any vegetation removal occur outside of the active bat window outline as per MECP from April 1 – September 30<sup>th</sup>. At this time, no SAR species found on site to require submission of an IGF.

## 4. Impact Assessment and Mitigation Measures

**Stantec Comment #16: Section 5.1.2 (Birds and Other Wildlife), regarding Barn Swallow, GHD indicates that: “GHD did not locate any nests on-the Site during breeding bird surveys due to lack of access to the barn. The proposed development will require the removal of the barn structure to accommodate the development. The removal of the barn will result in a potential direct loss of nesting habitat for this species. GHD recommends offsetting this loss in the form of compensation. The nature of the compensation would include the installation of a barn swallow kiosk elsewhere on the Site. One kiosk is recommended to be installed within the protected area of the Natural Heritage System adjacent the Baxter Creek tributary in the north of the Site.” Furthermore, it was acknowledged in Section 5.6 (Significant Wildlife Habitat) it states: “Although old barns are present on the Site, there was no evidence of barn swallows in those sealed buildings.” However, there was no discussion on whether the barns could act as potential bat habitat and/or if bats would be unable to enter as well. Overall, further consideration of SAR bats is required in the EIS.**

**GHD Response:** Acknowledge that the barn may act as habitat for barn swallow and bats. The removal of the barn should occur outside of the active bird breeding timing window (April 1 to August 31<sup>st</sup>) and outside of the active bat window (April 1 to September 30<sup>th</sup>) for the area. As previously noted, GHD was not able to enter the barn to complete thorough surveys. The barn is not an active part of the farming operations. Use by bats for day roosting or maternity sites is unknown. There are boards missing on this old structure that could allow access.

**Stantec Comment #17: It was noted in Table 6 that Headwater Drainage Feature (HDF) 2C was identified as Conservation under management. However, there was not further discussion regarding removal of an HDF when it was determined as Conservation, only that the detailed design should incorporate re-charge. Some discussion is recommended regarding removing a HDF identified for Conservation. In addition, since the HDFs are considered contributing habitat, we recommend requesting review by DFO for HDF that contribute to Baxter Creek.**

**GHD Response:** Discussion about the potential impacts of removing a HDF determined as Conservation will be reviewed. Any compensation or restoration that may be required to account for the removal will be developed during detailed design. As noted in earlier responses, the HDFs and removal of the contributing habitat will be included in the RFR review by DFO.

**Stantec Comment #18: Section 5.3 (Significant Woodlands) of the EIS indicates: “Woodlands and Significant Woodlands on Site will not be negatively impacted by the proposed development. All woodlands will be protected by a 30m buffer from both the Significant Woodland dripline buffer, and the 30m watercourse buffer (Figure 1).” However, based on the Site Plan, the bridge appears to directly impact either the location of the Significant Woodland and 30 m buffer from Figure 1. Some discussion is recommended.**

**GHD Response:** The main access road and creek crossing will impact a small portion (extension) of the Significant Woodland and the associated buffer at that location. The alignment of the road is based on the concept plan and servicing. With lot depths of 30 m to the south and north of the proposed EP area, only a tip of the woodland extension will be impacted by the road alignment. The remainder will be retained east of the road. The removal of woodland will not significantly impact the greater contiguous woodland to the east, as the portion to be removed is small, affected by edge effects and is comprised of dense patches of white cedar. Native trees and shrubs will be planted to compensate for the loss within the creek buffer, the woodland buffer, creek plantings, stormwater pond block and other parts of site outside of the development envelope (floodplain, top of bank).

**Stantec Comment #19: Section 5.4 (Fish and Fish Habitat) includes the following statement: “The tributary will be protected by a 30 m setback from the highwater mark, with exception of the proposed**

**stormwater management pond outlet, watercourse crossing and associated watercourse realignment as shown in the Project site plan (Appendix A).” However, it was unclear on the Site Plan, the location of the stormwater management pond outlet, watercourse crossing and associated watercourse realignment. Stantec recommends preparing a Figure that shows the proposed development footprint overtop of the existing natural heritage constraints identified in Figure 1.**

**GHD Response:** The latest Site Plan has been overlaid on our Figure 1 to show those uses and the impact of that infrastructure on the natural features and recommended buffers.

***Stantec Comment #20: Stantec acknowledges that Section 5.4 states: “The channel realignment work has the potential to cause harmful alternation, disruption or destruction (HADD) of fish habitat. Therefore, the project must be reviewed under the Fisheries Act (FA) by DFO to determine if an Authorization is required under the FA. It is recommended that a DFO Request for Review (RFR) submission is completed as soon as possible to initiate DFO consultation early in the development application process.” Since channel realignment is proposed, and significant in-water work is anticipated, there was not further discussion on the construction methodology to isolate the work area and provided details on maintaining flow within the channel. Stantec assumes that additional mitigation measures required by DFO and/or ORCA will be implemented during review by the DFO and permitting by ORCA including potential cofferdam/isolation requirements, pump/flume requirements, etc.***

**GHD Response:** GHD will work with the engineers on those typical detailed construction measures and mitigation, that will form part of the drawings and notes submitted to DFO in the RFR package. ORCA permits also typically include their own conditions and attach the stamped engineering drawings and the construction methods.

***Stantec Comment #21: Section 5.4 states “The final site plan design must be reviewed by a professional biologist to confirm that the watercourse crossing, watercourse realignment infrastructure, and stormwater management facility are designed in a manner that avoids or minimizes impacts to fish and fish habitat. The design shall comply with the requirements of the Fisheries Act.” The stormwater management facility and outlet into the channel is also assumed to be reviewed by DFO and ORCA as part of the authorization and permitting process after detailed design is completed.***

**GHD Response:** GHD will work with the engineers on those designs and to minimize impact on that watercourse channel, meanders and fish habitat functions. As well as assisting with typical detailed construction measures and mitigation, that will form part of the drawings and notes submitted to DFO in the RFR package. ORCA permits also typically include their own conditions and attach the stamped engineering drawings and the construction methods.

***Stantec Comment #22: It was noted that the floodplain was identified on the Site Plan (Appendix A) but was not included in Figure 1 and/or discussed as part of the EIS. It appears to encroach on the 30 m buffer on the Site Plan (Appendix A). The floodplain limit should be shown on Figures 1 (and a new Figure 2) as a constraint. A permit will be required from ORCA for activities in the floodplain.***

**GHD Response:** The latest Site Plan has been overlaid on our Figure 1 to show those uses and the impact of that infrastructure on the natural features and recommended buffers.

***Stantec Comment #23: Please note that the detailed design for the SWM Pond outlet, watercourse crossing and associated watercourse alignment are not included in the EIS. These designs will need to be submitted to DFO and ORCA for their review to determine permitting requirements and to assess and mitigate the potential impacts that the watercourse crossing of the Tributary to Baxter Creek may have on the natural heritage features.***

**GHD Response:** See responses above.

***Stantec Comment #24: In addition to the activities in Baxter Creek Stantec recommends submitting the proposed removals of HDF 1 and HDF 2 to DFO for review under the FA. Based on guidance on DFO’s***

**'Project near water' web pages these waterbodies are not exempt from DFO review as they connect to a waterbody that contains fish.**

**GHD Response:** The removal of these features will be included in the RFR package that will be submitted to DFO for their review.

***Stantec Comment #25: The restricted timing window for the protection of spawning fishes in the recommendations (Section 7) does not match those in Section 5.4, Section 5.6 (Table 7) and Section 7.5. Based on the records of Brown trout in Baxter creek Stantec expects that the recommended window is March 15 to July 15 and Oct 1 to May 31.***

**GHD Response:** We agree with the spring and fall timing windows.

If you require additional information, please contact the undersigned.

Regards



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**Rebecca MacDonald**  
Business Group Leader and Project Director

Copy to: Michael Tesaguzza, The Biglieri Group

# Attachments

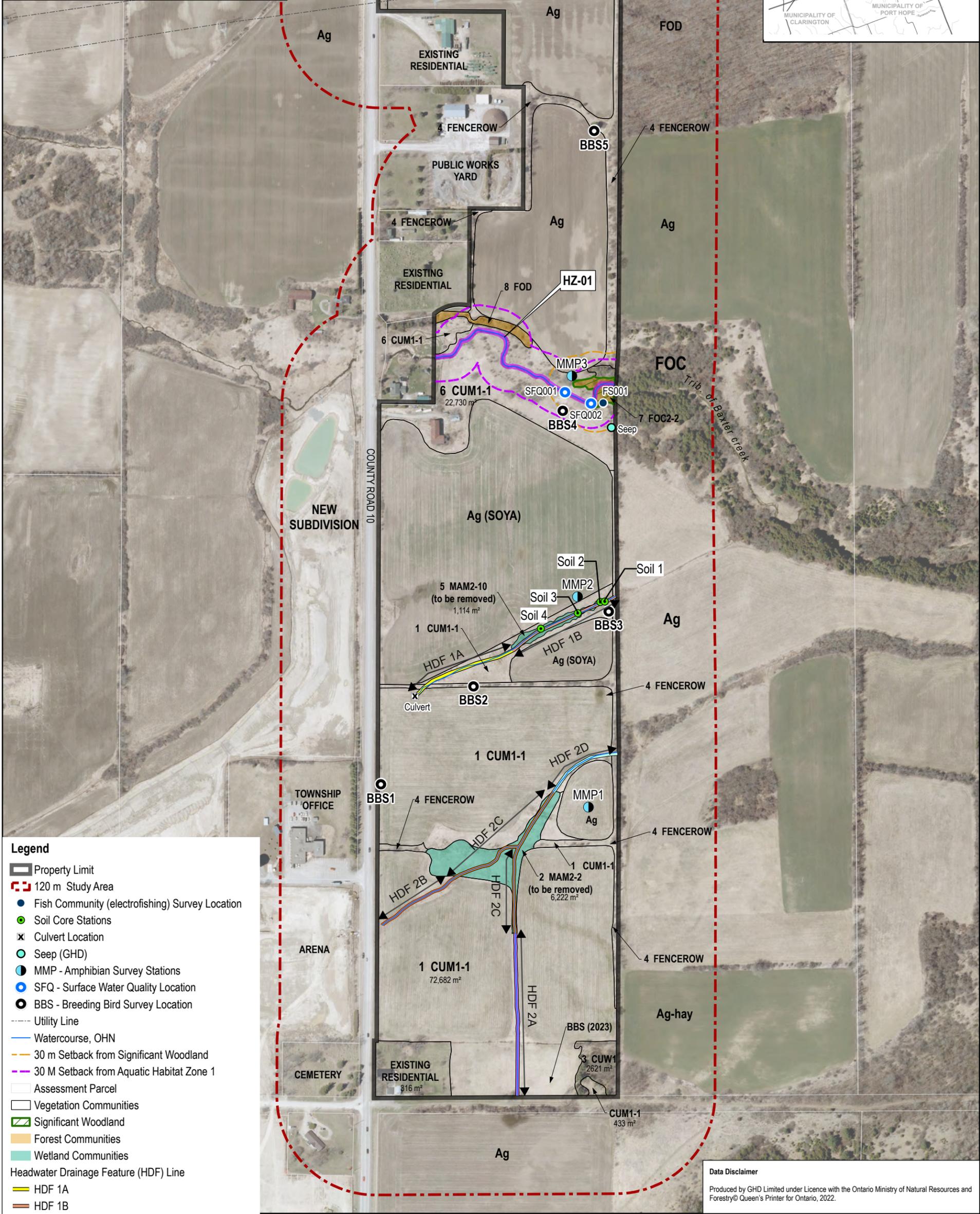
# **Attachment 1**

**Updated EIS Figure 1 - Natural Features,  
Surveys and Constraints**

**ELC Types - 1st Approximation**

Ecological Land Classification for Southern Ontario: First Approximation and Its Application, 1998

ELC Code	Ecosite-Vegetation Type Description
CUM1-1	Dry-Moist Old Field Meadow
CUW1	Mineral Cultural Woodland
FOC2-2	Dry-Fresh White Cedar Coniferous Forest
FOD	Deciduous Forest
MAM2-2	Reed-canary Grass Mineral Meadow Marsh
MAM2-9	Jewelweed Mineral Meadow Marsh
MAM2-10	Forb Mineral Meadow Marsh
MAS2-9	Forb Mineral Shallow Marsh



**Legend**

- Property Limit
- 120 m Study Area
- Fish Community (electrofishing) Survey Location
- Soil Core Stations
- Culvert Location
- Seep (GHD)
- MMP - Amphibian Survey Stations
- SFQ - Surface Water Quality Location
- BBS - Breeding Bird Survey Location
- Utility Line
- Watercourse, OHN
- 30 m Setback from Significant Woodland
- 30 M Setback from Aquatic Habitat Zone 1
- Assessment Parcel
- Vegetation Communities
- Significant Woodland
- Forest Communities
- Wetland Communities

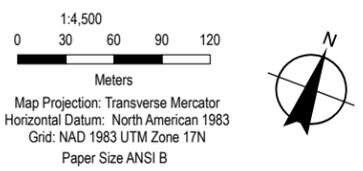
**Headwater Drainage Feature (HDF) Line**

- HDF 1A
- HDF 1B
- HDF 2A
- HDF 2B
- HDF 2C
- HDF 2D

**Aquatic Habitat Zones**

- HZ-01

**Data Disclaimer**  
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Charter Properties  
 Larmer Line & County Road 10, Fraserville, ON  
 Township of Cavan Monaghan  
 Environmental Impact Study  
**Preliminary Communities, Survey  
 Points and Constraints**

Project No. 12662580  
 Revision No.  
 Date Feb 24, 2026

**Figure 1**

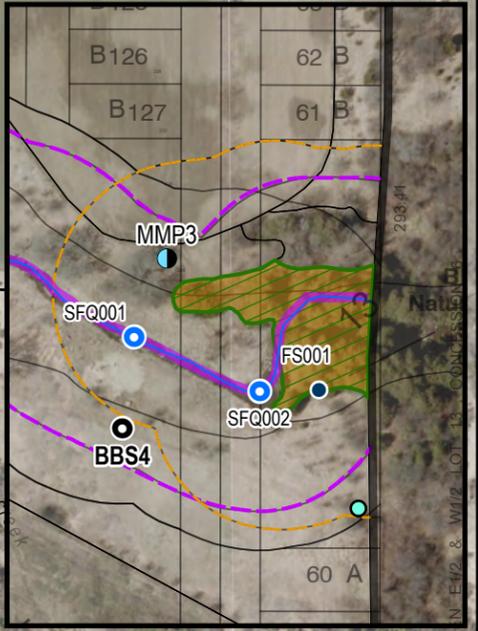
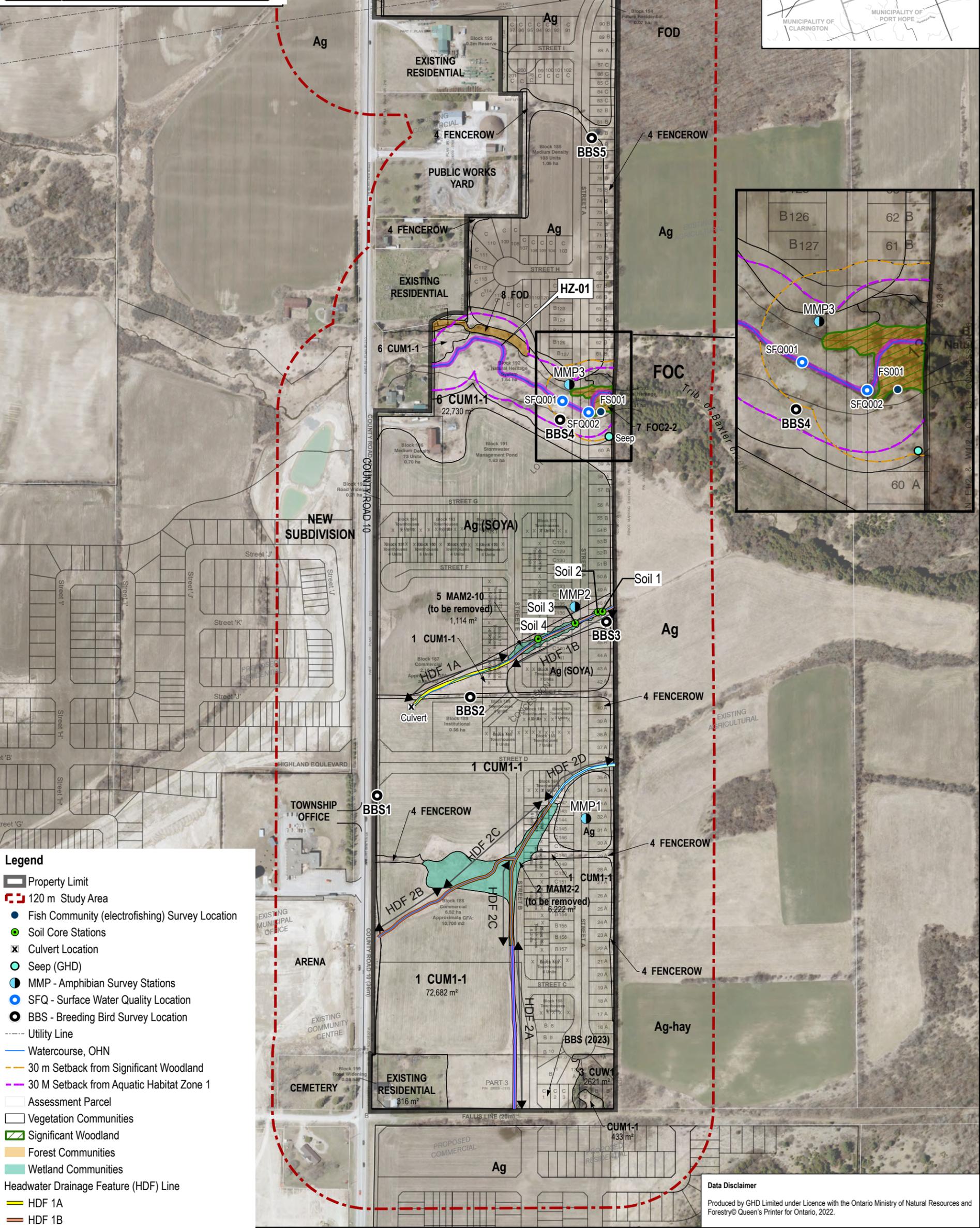
# **Attachment 2**

**New Figure 2 - Natural Features and Site  
Plan Overlay**

**ELC Types - 1st Approximation**

Ecological Land Classification for Southern Ontario: First Approximation and Its Application, 1998

ELC Code	Ecosite-Vegetation Type Description
CUM1-1	Dry-Moist Old Field Meadow
CUW1	Mineral Cultural Woodland
FOC2-2	Dry-Fresh White Cedar Coniferous Forest
FOD	Deciduous Forest
MAM2-2	Reed-canary Grass Mineral Meadow Marsh
MAM2-9	Jewelweed Mineral Meadow Marsh
MAM2-10	Forb Mineral Meadow Marsh
MAS2-9	Forb Mineral Shallow Marsh



**Legend**

- Property Limit
- 120 m Study Area
- Fish Community (electrofishing) Survey Location
- Soil Core Stations
- Culvert Location
- Seep (GHD)
- MMP - Amphibian Survey Stations
- SFQ - Surface Water Quality Location
- BBS - Breeding Bird Survey Location
- Utility Line
- Watercourse, OHN
- 30 m Setback from Significant Woodland
- 30 M Setback from Aquatic Habitat Zone 1
- Assessment Parcel
- Vegetation Communities
- Significant Woodland
- Forest Communities
- Wetland Communities

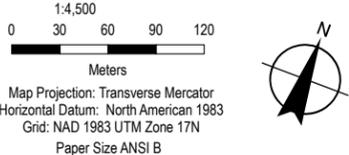
**Headwater Drainage Feature (HDF) Line**

- HDF 1A
- HDF 1B
- HDF 2A
- HDF 2B
- HDF 2C
- HDF 2D

**Aquatic Habitat Zones**

- HZ-01

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Charter Properties  
Larmer Line & County Road 10, Fraserville, ON  
Township of Cavan Monaghan  
Environmental Impact Study  
**Natural Features and  
site plan overlay**

Project No. 12662580  
Revision No.  
Date Feb 24, 2026

**Figure 2**