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April 29, 2025  
Project: 242097

**Township of Bonfield**

365 Highway 531  
Bonfield, ON  
P0H 1E0

**Re: OWES Wetland Mapping and Bobolink/Meadowlark Assessment Summary – Park St Subdivision – Rutherglen, Ontario.**

TULLOCH Environmental, a division of TULLOCH Engineering (TULLOCH), was retained by Marcel and Dan Degagne (the 'Proponent') to undertake scoped Natural Heritage assessments for the presence of wetlands and the habitat of Bobolink and Eastern Meadowlark on the site of the proposed creation of 18 new lots associated with a plan of subdivision on Lot 32 Concession 8 in Bonfield Township, ON (the 'Project', Figure 1). These environmental studies were completed over the course of the summer 2024. Study methods, results, impact assessments and mitigation strategies are outlined in the full report prepared for the Project.

The intent of this letter is to summarize the results of the assessments and recommendations for next steps to address Natural Heritage features identified on the Site.

**Presence of Wetland on Site**

For planning purposes in Ontario, the Ontario Wetland Evaluation System ('OWES') is typically adopted to delineate wetland boundaries and evaluate wetlands based on their biological, hydrological, and social significance.

The OWES defines wetlands generally as:

*"Lands that are seasonally or permanently flooded by shallow water as well as lands where the water table is close to the surface; in either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants."*

Our wetland evaluations are performed by environmental professionals trained in both the OWES and ELC systems. The Site was visited on multiple occasions through June and July 2024 by Valerie Murphy (Senior Environmental Specialist) with TULLOCH. Ms. Murphy is trained by the MNRF in the OWES system and is recognized by that Ministry as a qualified OWES Evaluator.

### **Wetlands were encountered on the Site, see Figure 2.**

A thicket swamp, tall-treed swamp and meadow marsh wetland types were located on and adjacent the Project Area. All wetlands encountered on Site are located within the southeastern area of the Site.

No standing water was observed anywhere on the Site, including within the wetland.

### **Bobolink and Eastern Meadowlark Assessments**

The Site is primarily upland areas dominated by field and meadow ecosites providing suitable habitat for Bobolink (Threatened) and Eastern Meadowlark (Threatened). Although the Site shows evidence of human alteration (mowing), the vegetation species grow throughout the year creating suitable nesting habitat for the species.

Bobolink and Eastern Meadowlark have been confirmed present on the Site. During field assessments, multiple Bobolink were observed and heard on the Site on June 11, 21, 28, 2024, and July 11, 2024. The confirmed presence of multiple Bobolink individuals on and around the Site, during nesting season suggests that all habitat suitable for supporting Bobolink life functions should be considered significant unless otherwise indicated by future studies.

The *Endangered Species Act* provides exemptions for a person or company, who while carrying out a specified activity, kills, harms, harasses, captures or takes a Bobolink or Eastern Meadowlark, or damages or destroys its habitat, if specific criteria are met and followed.

### **IMPACT ASSESSMENT AND MITIGATIONS**

This project includes the clearing, grading and development of an existing agricultural field to support the development of an 18-lot rural subdivision. A wetland and the habitat of Bobolink and Eastern Meadowlark are confirmed present on the Property. The following table summarizes the recommended avoidances and mitigation to ensure compliance of applicable legislation while proceeding with the proposed development.

Table 1 – Assessment of impacts associated with the Project and avoidance / mitigations to eliminate or otherwise minimize those impacts.

Feature Group	Natural Heritage Feature(s)	Potential Impacts (without Mitigations)	Avoidance and Mitigations	Residual Effects (After all Avoidances and Mitigations)
Wetlands	Unevaluated (per the OWES) wetland is found along the southern boundary of the Site.	<p>The potential for Project impacts on this wetland has been minimized as:</p> <ul style="list-style-type: none"><li>No development is proposed within these wetlands.</li><li>The lot that intersects with this wetland provides ample space greater than 30m from the boundary of the wetland for future residential development.</li><li>Residential dwelling development is a relatively low impact land use.</li><li>There are no surficial water features within the Site that would outlet to this wetland (i.e., no changes to surface water drainage that would affect water quantity or risk sediment mobilization / transport).</li></ul>	<p>The Project includes the following avoidances:</p> <ul style="list-style-type: none"><li><b>No Work will be Undertaken in any Wetland.</b> Site access can be gained by Talon Crescent and access will not be required through or directly adjacent to the wetland.</li><li><b>Ensuring Adequate Building Space.</b> No lots are being created that necessitate future development within this wetland. It is recommended that any future residential development is set back at least 30m from the wetland boundary. The proposed lot transecting this wetland has at least 30m of upland buildable envelope adjacent the access road (Talon Crescent) to promote appropriate setbacks.</li></ul> <p>The lots are being developed by the owner and will not be sold as vacant lots. None-the-less, should any activities be proposed at this site (e.g., road maintenance or ditching), the following mitigations are recommended:</p> <ul style="list-style-type: none"><li><b>Sediment Control:</b> Any work (e.g., access driveway improvements) undertaken within 30m of a wetland should have a sediment control plan prepared and enacted to ensure that any sediments mobilized by the activity are contained on the worksite and not allowed to enter adjacent wetted habitat.</li><li><b>Spills Prevention and Control.</b> A Spills Prevention Plan should be prepared to reduce the potential for spills on Site and provide procedures for properly isolating, remediating, and reporting spills, if they occur. This plan will include, at minimum:<ul style="list-style-type: none"><li>No deleterious substances (e.g., fuels, lubricants, solvents, paints, etc.) are to be stored within 30m of a wetland or waterbody.</li><li>No vehicles or equipment are to be fueled within 30m of a wetland or waterbody.</li><li>All vehicles and equipment are to be kept in good mechanical condition; free of fluid leaks.</li><li>One or more spills kits are to be kept on Site and staff will be trained in their proper use.</li><li>Construction waste will be properly handled, stored, and disposed of offsite.</li><li>Spills will be reported to the Ontario's Spills Action Centre at 1-866-MOETIPS (663-8477).</li></ul></li></ul>	<p>Without confirmation of the significance (or not) of this wetland, all avoidance and mitigations were prepared as though this feature is significant. In this way, an abundance of caution is adopted by the Proponent to ensure the Project is undertaken in an appropriate manner even should the significance of these features be confirmed at a later date.</p> <p>The large lot sizes proposed in this Project are intended to allow sufficient areas beyond the wetland to support future residential development. Future development is beyond the scope of this Project, but the avoidance and mitigations provided here are generally advisable, applicable, and feasible for such future work.</p> <p>It is expected that the scope of this Project coupled with the avoidances and mitigations provided herein, if properly enacted, will ensure that the ecological function of these candidate Natural Heritage features will be safeguarded. In this way, the Project would remain in compliance with Section 4.1 of the PPS.</p> <p><b>It is recommended that no future development occurs within 30m of the mapped boundary of this wetland.</b></p>

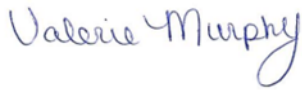
Feature Group	Natural Heritage Feature(s)	Potential Impacts (without Mitigations)	Avoidance and Mitigations	Residual Effects (After all Avoidances and Mitigations)
			<ul style="list-style-type: none"><li>• <b>Clean Equipment.</b> Equipment should be brought to Site clean ("power washed"). Soil and debris deposited on equipment from other sites should be washed off at an off-site location prior to arrival. This will prevent the spread of invasive plant species by limiting the spread of seed.</li><li>• <b>Clean Fill.</b> Where possible, make use of fill obtained on Site. When fill must be imported, use only locally sourced clean fill that is devoid of plant matter.</li><li>• <b>Future Landowner Education.</b> Future landowners should be made aware of the existence of this habitat and the potential for environmental constraints to be imposed on future construction (on some portions of the lots) under the Provincial Policy Statement.</li></ul>	
<b>Bobolink and Eastern Meadowlark</b>	Confirmed use of the site by Bobolink during Breeding Season	<p>The potential for Project impacts Bobolink and Eastern Meadowlark have been minimized as:</p> <ul style="list-style-type: none"><li>• No vegetation or site clearing will take place during the bird breeding season (May 1 to July 31).</li></ul>	<p>The Project includes the following avoidances/ mitigations/ requirements:</p> <ul style="list-style-type: none"><li>• <b>No Work will be Undertaken between May 1 and July 31</b> of any year. Vegetation or site clearing will avoid the sensitive breeding bird season.</li><li>• <b>Registration with MECP.</b> The Project will be required to Register with MECP for work within the habitat of Bobolink and Eastern Meadowlark. The Proponent is working in accordance with Ontario Regulation 242/08 General, Section 23.2 Development – bobolink, eastern meadowlark, to ensure compliance with the <i>Endangered Species Act</i>.</li><li>• <b>Ontario Regulation 242/08 - General Compliance requirements.</b> As the land proposed for development was designated as an area of settlement in an official plan of the Township of Bonfield approved under the Planning Act before January 1, 2013, this subdivision is eligible for this exemption.</li><li>• <b>Development Plan.</b> A development plan has been prepared and will be submitted to MECP in accordance with the Regulation.</li><li>• <b>Timing Restrictions.</b> Ontario Regulation 242/08 requires no development activity that is likely to damage or destroy the habitat of bobolink or eastern meadowlark take place between May 1 and July 31 of any year.</li><li>• <b>Enhancement Habitat.</b> As required by the Regulation, the Proponent has identified enhancement habitat for bobolink or eastern meadowlark outside of the development area that will be managed and maintained in each of the five years following its creation.</li></ul>	<p>Ontario Regulation 242/08 provides regulatory exemptions for Bobolink and Eastern Meadowlark. The exemption allows for the development and alteration of the species' habitat for a person who meets the requirements of the regulation.</p> <p>The proposed development meets the requirements of the regulation.</p>

## CONCLUSIONS AND CLOSING

TULLOCH is pleased to provide this summary as a record of studies performed at this Site over the course of 2024. This report is scoped to the presence of wetlands and the habitat of Bobolink and Eastern Meadowlark on the Site and details how proposed development will remain in compliance with applicable legislation. The work contained herein has been undertaken by qualified subject experts according to industry and provincial standards that are appropriate and defensible for the scope and location of this Project.

## TULLOCH ENVIRONMENTAL

Report prepared by:



Valerie Murphy  
Senior Environmental Specialist

Attachment I  
Figures



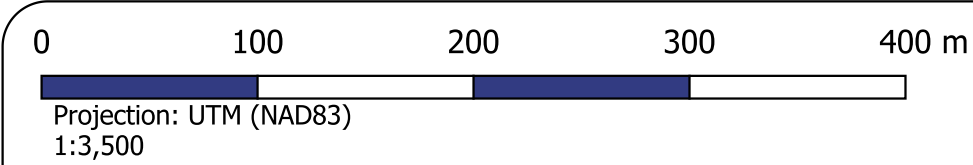


**Rutherglen Subdivision  
Marcel and Dan Degagne**

Project Area

**Legend**

- Property Boundary (approx)
- New Lots
- Access Road



**Figure 1** Project: 242097

Notes: None





## Rutherglen Subdivision Marcel and Dan Degagne

Assessed Wetlands

### Legend

- Property Boundary (approx)
- New Lots
- Field Waypoints
- Assessed Wetland Boundary
- OWES Wetland Area
- Access Road
- 30m Area of Interference

0 150 300 450 600 m

Projection: UTM (NAD83)  
1:3,500



**Figure 2**

Project: 242097

Notes: None