

Scoped Environmental Impact Study

10242 Glendon Drive - Komoka, Ontario



Sifton Properties Limited.
Final Report
Englobe Reference No. 02501060.000

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1 Introduction

Englobe Corp. (Englobe) was retained by Sifton Properties Limited (herein referred to as the “Client”) to prepare a Scoped Environmental Impact Study (EIS) in support of a development proposal at the municipal address of 10242 Glendon Drive in the rural community of Komoka, Ontario (herein referred to as the “Site” or “Property”). The Site is situated between the Canadian National (CN) Railway line to the north, commercial buildings to the west, Glendon Drive to the south and adjacent agricultural lands to the east. The landcover of the Property at the time of the Site surveys consisted of centrally located annual mineral row crops (corn) with vegetated property boundaries.

Refer to Figure 1 in Appendix A for a Site Location Map

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2 Project Understanding

The proposed undertaking is understood to involve a Site Plan application for development that will include municipal roadways and a residential development proposal. The objective of the Scoped EIS was to describe existing Site conditions, assess the Site and the surrounding area for Key Natural Heritage Features, assess Species at Risk habitat, and assess any mitigation measures required for the future proposed development project. In addition, the project must demonstrate that there will be no overall significant negative impacts on the natural features and functions of the surrounding areas and ensure that there are no negative impacts to endangered and/or threatened species or their habitat. This development project is to be carried out on private land is subject to provincial environmental regulations, including the Endangered Species Act (2007).

Per the Municipality of Middlesex Center Official Plan (OP) (Municipality of Middlesex Centre, 2025) Section 5.7.9 requires a Development Assessment Report (DAR) for any development proposals adjacent to Natural Environment Areas. Section 6 of this report details Mitigation Measures and Recommendations based on the results of Englobe’s Natural Heritage and Species at Risk research and field studies. A copy of the client provided development plan is included in Appendix D.

3 Environmental Policy Context

Several pieces of natural heritage legislation and policy documents are applicable to this project. An overview is provided in the table below. Copies of all relevant Official Plans, natural heritage and Species at Risk mapping are provided in Appendix C.

Table 1. Environmental Policy Overview

Item	Description
Federal	
Fisheries Act, R.S.C., 1985, c.F-14. (FA 1985)	The Fisheries Act (1985) aims to maintain healthy, sustainable and productive Canadian fisheries through the protection of fish and fish habitat. Typically harm to fish and fish habitat can be avoided through the implementation of appropriate best management practices and mitigation measures such as by planning in-water work to respect fish timing windows, maintaining riparian vegetation, and ensuring proper sediment control. If the project is determined to likely result in death of fish or the harmful alteration, disruption or destruction of fish habitat (HADD), an authorization under the <i>Fisheries Act</i> is required.
Migratory Bird Convention Act, 1994 (MBCA, 1994).	The incidental taking of nests and eggs is governed by Migratory Birds Regulations (MBR) under subsection 5(1), which prohibits the damage, disturbance, destruction, or taking of nests and eggs under the MBCA. In general, the MBR recommends avoiding potentially destructive activities during key nesting periods, which is from April to late August in the area of the Site. However, it should be noted that the nests of the 18 species that reuse their nests and are listed in Schedule 1 of the MBR 2022, are protected year-round, even when they do not contain a live bird or viable egg. These nests may only be destroyed if they have been deemed abandoned, and the conditions of the MBR 2022 have been met.
Species at Risk Act., S.C. 2002, c.29. (SARA 2002)	The Species at Risk Act (SARA) prohibits carrying on of a work, undertaking or activity that is expected to cause impacts to species listed as threatened or endangered under Schedule 1 of the SARA (2002) or its prescribed habitat on federal lands. On private or provincially owned lands, only aquatic species and migratory birds under Schedule 1 are protected under SARA. The Site is privately owned land. As such, only aquatic species and migratory birds are protected under SARA.
Provincial	
Provincial Policy Statement (Ministry of Municipal Affairs and House, MMAH 2024)	<p>The 2024 <i>Provincial Policy Statement</i> (PPS) is issued under Section 3 of the Ontario Planning Act, R.S.O. 100 and came into effect on October 20, 2024. The PPS provides direction on matters of provincial interest related to land use planning and development projects; and includes policies for protecting the Province’s natural heritage, water, agricultural, mineral, cultural and archaeological resources. As applicable to this report, Chapter 4 of the PPS aims to protect natural features/areas for the long term, maintain diversity and connectivity of these features, and identifies areas to be protected during development and site alteration activities. The PPS is implemented through municipal and county official plans, which must align with its directives. These official plans incorporate the policies and guidelines set out in the PPS to guide local land use planning and decision-making processes.</p> <p>Per section 4.1 of the 2024 PPS: Development and site alteration shall not be permitted in:</p> <ul style="list-style-type: none"> a) significant wetlands in Ecoregions 5E, 6E, and 7E; and, b) significant coastal wetlands. <p>Development and site alteration shall not be permitted in or on adjacent lands (i.e., within 120 metres) of:</p> <ul style="list-style-type: none"> a) significant wetlands in the Canadian Sheild north of Ecoregions 5E, 6E, and 7E; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary’s River); c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary’s River); d) significant wildlife habitat;

Item	Description
	<p>e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4.b) unless it has been demonstrated that there will be no negative impacts on the natural features of their ecological functions.</p> <p>Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p>
<p>Endangered Species Act, 2007, S.O c.6 (ESA 2007)</p>	<p>Provincially protected species designated as threatened or endangered under O. Reg 230/08 - <i>Species at Risk in Ontario List</i> under the ESA (2007) receive both species (Section 9) and habitat (Section 10) protection. It is important to note that not every activity that occurs within or near habitat will damage or destroy that habitat. Assessing whether a proposed activity will damage or destroy habitat of endangered or threatened species includes consideration of the activity details, a review of the parts of the habitat that are likely to be altered by the activity, and how the alteration could impact the species' ability to carry out its life processes. If any of these species or their habitats are identified on Site, authorization under clause 17(2) of the ESA (2007) or habitat compensation may be required in order to proceed with the proposed development. Protection of Special Concern species is achieved through designation of their habitat as significant wildlife habitat (SWH) under the PPS.</p> <p>On June 5, 2025 the Province of Ontario made amendments to the Endangered Species Act, 2007 that include changes to the requirements for issuing a permit for activities that impact Species at Risk or their habitat. Authorizations for a permit are only required where impacts contravene sections 9 (species) or section 10 (habitat) of the amended Act. Where thorough Species at Risk screening (relevant field assessments and surveys) are completed and determination is definitively made that there is no Species at Risk or their habitat on or near the proposed Site activity, an authorization under the amended Endangered Species Act, 2007 is not required.</p>
<p>Conservation Authorities Act, R.S.O. 1990, c. C.27 (CAA 1990)</p>	<p>The Site is within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA). The UTRCA regulates activities described under the Conservation Authorities Act and O.Reg. 41/24: <i>Prohibited Activities, Exemptions and Permits</i>, such as development within and adjacent to wetlands, buffer set-back guidelines, and requirements for environmental impact studies.</p> <p>As outlined in s.28(1) of the Conservation Authorities Act, no person shall carry on the following activities, or permit another person to carry on the following activities, in the area of jurisdiction of an authority:</p> <ol style="list-style-type: none"> 1. Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland. 2. Development activities in areas that are within the authority's area of jurisdiction and are, <ol style="list-style-type: none"> i. hazardous lands, ii. wetlands, iii. river or stream valleys the limits of which shall be determined in accordance with the regulations, iv. areas that are adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards, such areas to be further determined or specified in accordance with the regulations, or v. other areas in which development should be prohibited or regulated, as may be determined by the regulations. 2017, c. 23, Sched. 4, s. 25; 2022, c. 21, Sched. 2, s. 7 (1). <p>As outlined in s. 28.1(1) of the Act, an authority may issue a permit to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority,</p> <ol style="list-style-type: none"> a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock; b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and

Item	Description
	<p>c) any other requirements that may be prescribed by the regulations are met. 2017, c. 23, Sched. 4, s. 25; 2022, c. 21, Sched. 2, s. 9 (1)</p> <p>The Site does not lie within the UTRCA Regulated Area.</p>
Municipal	
Municipality of Middlesex Center Official Plan (2025)	<p>Consistent with the <i>Provincial Policy Statement</i> and the Municipality of Middlesex Center’s (herein referred to as the “Municipality”) Official Plan (OP) Plan, development and site alteration are not permitted in habitat of endangered species and threatened species or fish habitat except in accordance with provincial and federal requirements. Other restrictions for development and/or site development within proximity to provincially significant wetlands, significant wildlife habitat, and areas of natural and scientific interest also exist.</p> <p>As outlined in the Municipality’s Official Plan the submission of a development proposal is subject to the completion of a Development Assessment Report (DAR), including development adjacent to Natural Features such as:</p> <ul style="list-style-type: none"> • Within 120 meters of wetlands or a wetland complex • Within 100 m of significant habitat of endangered or threatened species • Within 50 m of floodplains regulated by a Conservation Authority • Within 50 m of significant woodlands and ANSI’s identified on Schedule ‘B’ • Within 50 m of Significant Wildlife Habitat (SWH) or Significant Valley Lands • Within 30 m of Fish Habitat
	<p>Schedule A-2: Komoka-Kilworth Urban Settlement Area & Secondary Plan identifies the Property as Low Density Residential bisected by a Future Collector Road that crosses the central area of the Site from west to east. A second Collector road is shown extending from the central Collector road south to Glendon Drive. The south portion of the Site fronting Glendon Drive (approximately 221 meters) is noted to be designated as Village Centre, a welcoming gateway area to the Komoka community. A Multi-Use Trail is shown extending along the northern property boundary, adjacent to the CN Railway</p>
	<p>Per Schedule A-8: Kilworth Urban Settlement Area (June 2025), the Site is designated as Residential with the south portion of the Site adjacent to Glendon Drive marked as Village Centre. A Conceptual Storm Water Management Pond (SWM) is shown on the west property boundary of the Site towards the southwest area of the Site. An Aggregate Overlay is shown over the Residential and Village Centre land use designations.</p>
	<p>Schedule A-9: Komoka Urban Settlement Area & Secondary Plan reflects the same information noted in Schedule A-8 with an Aggregate Overlay.</p>
	<p>Per Schedule ‘B’ - Greenlands System, the Site does not appear to have any designated Significant Woodlands or Area of Natural & Scientific Interest (ANSI). The Site is not adjacent to an area designated as Significant Woodlands or ANSI.</p>
	<p>Schedule ‘C’ - Natural Hazard Lands, the Site is shown to be located within the Settlement Boundary of Komoka-Kilworth within the Upper Thames River Conservation Authority limits. No Natural Hazard Lands are present on the Site or the adjacent properties.</p>
	<p>Per Schedule ‘D’ - Transportation & Utilities Plan, Glendon Drive is designated as a Four Lane Arterial Road with a gas utility line present within the roadway area.</p>
Woodlands By-law Middlesex Center By-Law 7314, January 14, 2025	<p>The Woodlands By-law outlines permit requirements for the injury or destruction of trees in woodlands on Municipal parcels of land or designated specified in the By-Law to conserve and enhance the County’s woodlands.</p> <p>Per the Woodlands By-law, the Site does not meet the definition for Significant Woodlands or Woodlands, which are defined as,</p> <p>ii) Woodlands means land at least one (1) hectare or more in area</p> <p>i)The definition excludes:</p>

Item	Description
	<p>c) single tree row width tree fence</p> <p>Legislated Exemptions (Section 5) notes that the Woodlands By-law does not apply to:</p> <p>iv) The injuring or destruction of trees imposed as a condition to the approval of a site plan, a plan of subdivision, or as a requirement of a site plan agreement or subdivision agreement entered into under Sections 41, 51 or 53 of the Planning Act</p> <p>v) The injuring or destruction of trees imposed as a condition to a development permit authorized by regulation made under section 70.2 of the Planning Act, or as a requirement of an agreement entered into under the regulation.</p> <p>Englobe is of the opinion that any trees located at the Site do not meet the definition of ‘single tree row width tree fence’ as historical property tree hedgerow boundaries, rather they consist of invasive tree species and successional, opportunistic vegetation. This opinion is supported via the information identified within the OP as follows:</p> <ul style="list-style-type: none"> - According to the June 2025 updated Middlesex Center Official Plan, the property at 10424 Glendon Drive is not located within, or adjacent to, an area designated as a Natural Environment Area where alteration of natural features at a Site is prohibited. - The Site also does not appear to fall into the category of ‘where development and site alteration may be permitted subject to the findings of a development assessment report (DAR) where Greenlands exist on the Schedule B Greenland overlay’. No Greenlands are shown on or adjacent to 10242 Glendon Drive. - The Site alteration requirements for tree survey information is only for those lands identified as ‘Woodlands’ or ‘Greenlands’ within Schedule B of the new Center Middlesex OP. Trees that are ‘Woodlands or Greenlands’ require tree inventories for the specific species, as noted in the Woodland By-law. No Greenlands are shown on or adjacent to 10242 Glendon Drive. - The Middlesex Center Tree Policy (Policy No. PWE-01-2023, Oct 9, 2023) applies only to trees on public lands (road medians or right of ways, parks, etc.) and does not apply to private properties. - Injuring or destruction of trees can be imposed as a condition to the approval of a Site Plan, Plan of Subdivision, or as a requirement of a Site Plan Agreement or Subdivision Agreement if the municipality and developer enter into an agreement under those terms - A Development Permit may authorize the injuring or destruction of trees imposed as a condition, or as a requirement of an agreement <p>The Site is not a woodlot, or in Englobe’s opinion, considered to have significant Greenland potential or fence-line tree plantings</p>
<p>Komoka-Kilworth, Special Policy Areas</p>	<p>The Site is not subject to any Special Policy Areas (SPA), per the OP, however the east adjacent lands are noted to include SPA 22.</p> <p>SPA 22: Technical studies (e.g. noise study) will be required to facilitate development, including residential uses within 300 m of the grain handling facility and railway corridor and implemented through development approvals, including zoning by-law amendments, subdivision control and site plan control.</p> <p>A copy of the client provided Zoning By-Law Amendment Application and (May 9, 2025) and submitted Approval Form D - Subdivisions and Condominiums (May 9, 2025) are included in Appendix D.</p>

4 Description of the Environment and Significance of Key Natural Features

4.1 Site Description and Physical Setting

The Site is located in the Town of Komoka in Ontario, Canada and includes one (1) parcel of land with Site information noted in the table below. Figure 1 in Appendix A shows the location of the Site.

Table 2. Site Legal Description

Item	Site Legal Details
Municipal Address	10242 Glendon Drive, Komoka, Ontario N0L 1R0
Parcel Size	18.06 hectares / 44.62 acres
Legal Description	PT LT 7, CON 2 AS IN 905295; MIDDLESEX CENTRE TWP/LOBO TWP
PIN (Property Identification Number)	09664-0053

The Site is located to the east of downtown Komoka with a mixed-use area consisting of a Canadian National (CN) railway line to the north of the Property, agricultural lands then forested lands to the east, Glendon Drive and new residential subdivision to the south and a commercial plaza to the west.

The nearest surface waterbody to the Site is Oxbow Creek, approximately 530 meters northeast of the Site. There are no mapped Areas of Natural and Scientific Interest (ANSIs), Significant Valleylands, Provincially Significant Wetlands (PSWs) or Significant Coastal Wetlands in the vicinity of the Site. The surrounding properties are serviced by municipal utilities with active residential subdivision construction occurring to the south of Glendon Drive. Further information related to the Site, and its physical setting is provided below. Background data acquired through the desktop assessment is presented in Appendix C.

Table 3. Ecological Land Classification (ELC)

Hierarchy	Identifier	Description
Ecozone	Mixedwood Plains	The Mixedwood Plains ecozone is situated on limestone and dolostone formations south of the Precambrian Shield. The climate is cool to mild, with cool winters and relatively warm summers (Wester, 2018). Landcover is characterized by pastures and cropland (54%), mixed forests (23%) and deciduous forest (16%),
Ecoregion	7E: Lake Erie-Lake Ontario	The Lake Erie-Lake Ontario ecoregion is generally flat with deep calcareous, morainal material overlying limestone bedrock of the Silurian and Devonian formation. The climate is mild with cool winters and long, hot humid summers. Flora and fauna are the most diverse in Canada, including species with affinities to temperate forests, alvar and grassland communities (Webster, 2018).

Hierarchy	Identifier	Description
Ecodistrict	7E-	Extending from the community of Sarnia in the west, to West Flamborough in the east, underlying bedrock is dominated by morainal deposits overlying Paleozoic bedrock, overlain pastures/cropland that dominate more than 80% of the land cover (Wester, 2018).

The Ecosystems of Ontario, Science and Research Technical Report TR-26, 2018, MNR.

Table 4. Geologic Setting

Source	Type	Description
OGS Physiographic Landform (2007)	Landform	Clay Plains
OGS Surficial Geology (2014)	Surficial	Fine-textured glaciomarine deposits (silt and clay, minor sand and gravel, massive to well laminated)
OGS Bedrock Geology (2020)	Bedrock	Carbonate metasedimentary rocks of the Grenville Supergroup and Flinton Group, Paleozoic Precambrian

OGS: Ontario Geological Survey

Table 5. Hydrologic Setting

Source	Type	Description
Ontario Watershed Boundaries (MNRF, 2023)	Primary	02: Great Lakes - St. Lawrence
	Secondary	Northern Lake Erie
	Tertiary	Lower Thames River
	Quaternary	Oxbow Creek - Thames River
Source Protection Information Atlas (MECP, 2024)	Highly Vulnerable Aquifer Significant Groundwater Recharge Area Wellhead Protection Area	Present at Site: Highly Vulnerable Aquifer Significant Groundwater Recharge Area
Soil Map of Middlesex County, Northwestern Townships Sheet 1, Soil Survey Report No. 56 (Department of Mines and Technical Surveys, 1964)	Soil Characterization Overland Drainage	CA4: Caledon Fine sandy loam, overlying gravelly and/or cobbly glaciofluvial outwash with rapid to well drainage

4.2 Natural Heritage Feature Screening

Following a desktop review of available information, the screening results for Natural Heritage Features on and adjacent to the Site have been summarized as follows in Table 2 below.

Table 6. Natural Heritage Feature Screening

Natural Heritage Feature	Background Screening Information	Possible presence on Site or adjacent to Site (Y/N)
Significant Woodlands	Per Schedule 'B' of the OP, no Significant Woodlands are located on, or within 50 m of the Site.	No
Provincially Significant Wetlands (PSWs)	No mapped PSWs are within boundaries of the proposed development area or within 120m of the Site.	No
Significant Coastal Wetlands	A desktop review did not indicate presence of significant coastal wetlands.	No

Natural Heritage Feature	Background Screening Information	Possible presence on Site or adjacent to Site (Y/N)
Significant Valleylands	Significant valley lands are typically described by municipalities and/or Conservation Authorities. Per Schedule A-2 of the OP, no identified Significant Valleylands are located on, or within 50 m of the Site.	No
Significant Wildlife Habitat (SWH)	A desktop review did not indicate confirmed presence of significant wildlife habitat, such as seasonal concentration areas (e.g., deer wintering areas, colonial bird nesting habitat, bat or reptile hibernacula, and raptor wintering areas) or rare vegetation communities/specialized habitat for wildlife (e.g., alvars, sand barrens, amphibian breeding habitat, raptor woodland nesting habitat, seeps/springs, or animal movement corridors).	No
Areas of Natural and Scientific Interest (ANSI)	Per Schedule 'B' of the OP, there are no ANSI on or within 50 m of the Site. It should be noted that the Provincially Significant Life Science Komoka Park Reserve is located approximately 1.1 kilometers to the south of the Site.	No
Habitat of Endangered and Threatened Species ¹	<p>Natural Heritage Information Centre (Square ID 17MH6556, 17MH6555) 1 km square grid each:</p> <ul style="list-style-type: none"> • Bobolink (<i>Dolichonyx oryzivorus</i>) • Eastern Meadowlark (<i>Sturnella magna</i>) • Eastern Wood-pewee (<i>Contopus virens</i>) • Grasshopper Sparrow (<i>Ammodramus savannarum</i>) • Illinois Tick-trefoil (<i>Desmodium illinoense</i>) • Purple Twayblade (<i>Liparis Liliifolia</i>) • Restricted Species • Riddell's Goldenrod (<i>Solidago riddellii</i>) 	No
	<p>Ontario Breeding Bird Atlas (OBBA) 10 km grid square (17TMH65):</p> <ul style="list-style-type: none"> • Eastern Wood-pewee (<i>Contopus virens</i>) • Bank Swallow (<i>Riparia riparia</i>) • Barn Swallow (<i>Hirundo rustica</i>) • Bobolink (<i>Dolichonyx oryzivorus</i>) • Eastern Meadowlark (<i>Sturnella magna</i>) • Wood Thrush (<i>Hylocichla mustelina</i>) • Grasshopper Sparrow (<i>Ammodramus savannarum</i>) 	No
	<p>Ontario Reptile and Amphibian Atlas (ORRA) 10 km grid square (17MH65):</p> <ul style="list-style-type: none"> • Eastern Hog-nosed Snake (<i>Heterodon platirhinos</i>) • Blanding's Turtle (<i>Emydoidea blandingii</i>) • Queensnake (<i>Regina septemvittata</i>) • Northern Map Turtle (<i>Graptemys geographica</i>) • Western Chorus Frog (<i>Pseudacris triseriata</i>) • Midland Painted Turtle (<i>Chrysemys picta</i>) • Snapping Turtle (<i>Chelydra serpentina</i>) 	No
	<p>Ontario Butterfly Atlas (OBA) 10 km grid square: 17MH65</p> <ul style="list-style-type: none"> • Monarch Butterfly (<i>Danaus Plexippus</i>) 	Yes
	<p>iNaturalist Observations (Research Grade) within 2 km grid square:</p> <ul style="list-style-type: none"> • Bobolink (<i>Dolichonyx oryzivorus</i>) • Blanding's Turtle (<i>Emydoidea blandingii</i>) • Northern Map Turtle (<i>Graptemys geographica</i>) 	No

Constraint Type	Source	On-site	Adjacent	Trigger Distance for DAR
Candidate SWH (7E) - SAR Reptile Hibernaculum (Eastern Hog-nosed Snake)	Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (2015)	Yes	Yes	50 m
SAR and/or SAR Habitat (Eastern Hog-nosed Snake, Monarch Butterfly, Riddell's Goldenrod)	Natural Heritage Information Center online database (2024)	Yes	Yes	100 m

In addition, MTE noted three (3) natural vegetation community types, including Dry Open Tallgrass Prairie extending along the border of the Property between the CN Rail line and agricultural field on the Site. Section 4.3.4 discusses the on-site observations and evaluation of Englobe’s findings.

4.3 On-Site Evaluation and Significance of Features

Englobe personnel completed a field survey on June 5 and August 29, 2025, as outlined below. The purpose of the survey was to collect additional site-specific data. The surveys were conducted by systematically travelling through the Site and documenting natural environment conditions, habitat features, and incidental observations of flora and fauna. Select representative photographs have been included in the below sections, as applicable.

4.3.1 Incidental Observations

Incidental wildlife observations during Site surveys included: Field Sparrow (*Spizella pusilla*), American Redstart (*Setophaga ruticilla*), Red-eyed Vireo (*Vireo olivaceus*), Song Sparrow (*Melospiza melodia*), Baltimore Oriole (*Icterus galbula*), Cedar Waxwing (*Bombycilla cedrorum*) and Indigo Bunting (*Passerina cyanea*).

4.3.2 Vegetation Communities

The on-Site observations of vegetation communities generally align with those mapped from desktop sources and available aerial photography. The landcover of the Property is characterized by annual mineral row crops with successional and opportunistic tree and vegetation species located between the Site and adjacent parcels of land. A commercial district is located adjacent to the west, a railway line to the north and additional agricultural fields beyond the vegetation border to the east. A church is located on an adjacent parcel of land to the south east and residential properties are situated adjacent to the southwest portion of the Site.

The Site consisted of four (4) different physical areas, a drainage ditch immediately south and parallel to Glendon Road that supports wildflowers and successional growth, the central agricultural field, the former farmhouse location and a vegetated property buffer consisting of mixed trees with dense understory vegetation on the west, north and east adjacent properties, as shown below. A full list of terrestrial vegetation species is located in Appendix B.

South drainage ditch (adjacent to Glendon Drive)



Photograph 1. Looking north at roadside culvert vegetation and agricultural row crops. Milkweed plants were observed growing in the successional growth at the roadside. Glendon Drive is visible on the right-hand side of the photograph.



Photographs 2 & 3. Wildflower varieties growing in the culvert include Tall Goldenrod (left) and Evening Primrose (right).

Agricultural Field



Photograph 4. Annual mineral row crops consisting of corn characterized the central landcover of the Site.



Photograph 5 & 6. View of grasses bordering edge of agricultural field (left) and a variety of moss growing between rows of corn.

Former farmhouse residence



Photograph 7. Looking south at mature trees that may be potentially suitable bat habitat.



Photographs 8 & 9. A mature Sugar Maple (left) and Willow (right) are situated amongst vegetation growing within the residential property footprint. The mature trees were observed to have flaking bark, cavities and crevices that may provide suitable habitat for bats.



Photograph 10 & 11. Looking at representative shrub and ground cover vegetation growing on the former farmhouse location: Pokeweed (left) and Ground Cherry (right).

Vegetation Property Buffer



Photographs 12 & 13. The trees noted growing between the Site and adjacent agricultural field to the northeast were observed to be younger varieties of native vegetation such as Black Walnut (left) and successional, opportunistic invasive species (Manitoba Maple, Buckthorn). Dense groundcover beneath the tree canopy was

observed to consist of Wild Grapevine, Bracken, Goldenrod, Dogwood and different varieties of native and invasive wildflower species.



Photograph 14 & 15. View of dense groundcover growing between the agricultural field and the CN Rail Line (right) and the adjacent grain mill (right).



Photograph 16. Looking at north property boundary of the Site containing opportunistic and successional vegetation, and adjacent CN Rail Line.

4.3.3 Fish Habitat

UTRCA online watershed mapping and available Ontario Hydro Network (OHN) online mapping applications do not show any surface water features on, or adjacent to, the Site. The Site investigation confirmed that no bodies of surface water are located on or immediately adjacent to the Site.

4.3.4 Significant Wildlife Habitat - Snake Hibernaculum

Based on assessment of the on-Site and adjacent conditions against the Significant Wildlife Habitat (SWH) Criteria Schedules for Ecoregion 7E, no areas of potential or Candidate SWH were identified on or adjacent to the Property.

No species of concern or rare wildlife species were observed by Englobe during the on-Site Assessment; however, NHIC and other background SAR data sources identified occurrences of SAR species listed as Endangered in Ontario within 1 to 10 km of the Site. As noted in section 4.2.1, historical observations of Eastern Hog-nosed Snake occurrence and Tallgrass Prairie Community were identified by the Natural Heritage and Information Center on adjacent properties. The potential hibernaculum identified by MTE was observed to be situated within a vegetated area on a west adjacent property as shown in Photograph 17, below. No areas of potential snake habitat, such as required open areas for sunning and thermoregulation or potentially suitable hibernaculum was identified.



Photograph 17. Viewing location of potential hibernaculum identified in previous report.

Visual assessment of these adjacent properties and potential habitat features was completed during Englobe's Site visit. The historical occurrence location of the Eastern Hog-nosed snake was identified to be partially covered by a commercial plaza with associated paved asphalt parking lot with mature trees, dense groundcover vegetation and annual corn row crops situated on the other portion of the identified occurrence location, as shown in Photograph 17, below:



Photograph 18. Looking at historical occurrence location of Eastern Hog-nosed Snake, south of Site. A commercial plaza with associated parking covers the area, with agricultural fields adjacent to the trees shown in the left-hand side of the photograph.

4.3.5 Open Dry Tallgrass Prairie

A review of indicator plant species characterizing vegetation comprising Tallgrass Prairie community identified one (1) native plant species, Little Bluestem (*Schizachyrium scoparium*) on the Glendon Road right of way. Tallgrass Prairie is defined as having less than 10% tree cover and 50-70% grasses (Ontario Tallgrass Prairie and Savannah Association, 2004). Evaluation of the vegetation adjacent to the CN Rail line identified by MTE as Open Dry Tallgrass Prairie was found to have vegetation consistent with successional and opportunistic thicket growth, characterized by Wild Grapevine, Virginia Creeper, Bracken Fern, Willow species, Staghorn Sumac, Buckthorn, Queen Anne's Lace and varieties of Goldenrod. One characteristic Tallgrass Prairie species, Little bluestem was identified on the right of way for Glendon Drive. No further characteristic Tallgrass Prairie vegetation, birds, mammals or insects were identified during the Site visits.

The Tallgrass Prairie Community identified by NHIC was observed from a public location in addition to reviewing aerial photographs and Natural Heritage Constraints as identified by the Middlesex Center OP. The area north of the CN Rail line is shown to be a 'Significant Woodlands' in Schedule B (Greenlands) and Schedule A-8 (Kilworth Urban Settlement) of the OP, with mature trees visible during the Site visit and on satellite imagery. As Tallgrass Prairie Tree Cover is defined as less than 10% coverage with 50-70% grasses, the historical occurrence location of the Tallgrass Prairie Community was identified as an active railroad right of way and forested sections of a golf course with manicured landcover (Photograph 18) A railway right of way is not inherently a Tallgrass Prairie and the area contains only remnants of native Tallgrass Prairie vegetation, called a prairie remnant or corridor that ends abruptly where native plants meet trees or vegetation under human management practices (John A. Harrington and Mark Leach, 1989).



Photograph 19. Looking at CN Rail Komoka Line west of the Site. The area was historically noted to have occurrences of Tallgrass Prairie Community remnants. The area is designated as Significant Woodlands in the Middlesex Center Official Plan (2025) with the Woodlands ending adjacent to the north side of the rail line.

4.3.6 Significant Woodlands

The Significant Woodlands noted to the north of the CN Rail line in MTE’s report were re-examined during the August Site Visit to confirm updated Significant Woodland boundaries shown in the updated June 2025 Middlesex Center OP, Schedule A-2: Komka-Kilworth Urban Settlement Area & Secondary Plan. The adjacent property was visually assessed and confirmed to contain a rail line at a lower elevation grade, followed by mature deciduous and coniferous trees. A distinct difference in elevation and vegetation characteristics was noted between the Site, the rail line and the forested land to the north. The landcover of the Site closest to the down gradient rail line is characterized by dense groundcover and thicket vegetation, with no mature trees.

4.3.7 Species at Risk Habitat

A summary of potential SAR, their habitat requirements, and their likelihood of being found within the development envelope and/or on Site based on the Site conditions is presented in Table 8.

Table 8. Summary of Potential SAR Habitat at 10242 Glendon Drive, Komoka, ON

Species Name	ESA (2007)	SARA (2002)	Habitat Requirements ¹	Habitat Suitability & Probability of Being Found on Site
Insects				
Monarch (<i>Danaus Plexippus</i>)	SC	END	Monarch caterpillars feed exclusively on milkweed plants, common to meadows and open areas. Adult butterflies can be found in a variety of diverse locations.	High - Milkweed were observed growing within the roadside ditch.
Mammals				
Northern Myotis (<i>Myotis septentrionalis</i>)	END	END	General Habitat: Inhabits boreal forest tree cavities and commonly overwinters in caves and mines.	<p>Medium - Bats commonly roost behind flaking bark or within tree cavities in forested habitats. In urbanized areas, bats will roost within anthropogenic structures. Some bat species will roost within the foliage of deciduous and coniferous trees.</p> <p>Some deadfall and cut, rotting wood was noted, however was identified within native and invasive perennial groundcover species not favoured by SAR bat species.</p> <p>Wetland, woodlands, and other open areas may be suitable foraging habitat for bats. There were no observed suitable overwintering habitat for bats on Site.</p>
Little Brown Myotis (<i>Myotis lucifugus</i>)	END	END	General Habitat: Inhabits snag trees, abandoned buildings, barns, and attics. Overwinter commonly in caves and abandoned mines.	
Tri-Coloured Bat (<i>Perimyotis subflavus</i>)	END	END	General Habitat: Inhabits forest habitats and commonly overwinters in caves or underground hibernacula.	
Eastern Small-footed Myotis (<i>Myotis leibii</i>)	END	END	General Habitat: Inhabits rock outcrops, buildings, bridges, caves, mines, and tree cavities. Commonly hibernates in caves and abandoned mines.	
Eastern Red Bat (<i>Lasiurus borealis</i>)	END	END	General Habitat: Roosts within foliage of deciduous and coniferous trees, primarily near the tree crown edge. May also roost in shrubs. Does not commonly roost in anthropogenic structures. Overwinters in southeastern United States.	
Hoary Bat (<i>Lasiurus cinereus</i>)	END	END	General Habitat: Typically roosts within foliage of deciduous and coniferous trees, primarily near the tree crown edge. Does not commonly roost in anthropogenic structures. May also roost in shrubs. Overwinters in southeastern United States.	
Silver-Haired Bat (<i>Lasionycteris noctivagans</i>)	END	END	General Habitat: Typically roosts within foliage of deciduous and coniferous trees, primarily near the tree crown edge. Occasionally roosts in anthropogenic structures. May also roost in shrubs. Overwinters in United States, British Columbia, and Ontario Great Lakes region in mines, rock crevices, trees, and snags.	
Vegetation				
Riddell's Goldenrod <i>Solidago riddellii</i>	SC	SC	Preferred habitat is open tallgrass prairie consisting of moist to wet calcium-rich soils. Found in remnant and fragmented tallgrass habitat such as roadside ditches and railway right-of-ways.	Low - The Site contains sandy soils with no indicator species of tallgrass prairie vegetation
Reptiles				
Eastern Hog-nosed Snake (<i>Heterodon platirhinos</i>)			Preferred habitat includes sandy, well-drained habitat such as beaches and dry forests to dig burrows below frost line. Occurs only where toads are found.	Low - no preferred dry beach or forest habitat was identified on Site.

¹ Sourced from the MECP SAR website (<https://www.ontario.ca/page/species-risk-ontario>).

Abbreviations: END = Endangered, NAR = Not at Risk, SC = Special Concern, THR = Threatened, COSSARO = Committee on the Status of Species at Risk

5 Potential Impacts & Mitigation Measures

5.1 Potential Impacts

Overall, given the observed environmental nature of the subject Site area and natural features in the general area, the planned work will not contribute to, or cause, any negative impacts to existing conditions on the Site. Impacts related to the proposed future development (i.e., residential construction) may include, but are not limited to:

- Loss of potential breeding bird nesting habitat in surrounding hedgerows or vegetated former farmhouse area;
- Erosion of exposed soils during construction which could result in sediment build up in ditches;
- Imperviousness of structures (demolition and new construction) affecting permeability.

The mitigation measures recommended herein are aimed at protecting wildlife species and any suitable habitat. No targeted surveys were completed as there is no direct impact to any SAR species and/or SAR habitat.

5.2 Mitigation Measures & Further Recommended Studies

A summary of general mitigation and avoidance measures is provided below. Any contractors or equipment operators on Site should be provided project-specific wildlife training, if applicable, and/or documents prior to proceeding with the proposed development activities.

Table 9. Identified environmental effects and recommended mitigation measures.

Environmental Component	Description of Environmental Effect	Recommended Avoidance/Mitigation Measures & Supplemental Studies
Regulatory	Regulatory regimes should be followed during all stages of Site preparation, construction activities, cleanup, and mitigation/monitoring measures.	<ul style="list-style-type: none"> • All work must be completed in accordance with municipal by-laws and any other application regulation(s). • The regulatory regimes that should be followed include: <ol style="list-style-type: none"> 1) Federal Level <ul style="list-style-type: none"> - Migratory Bird Convention Act, 1994 - Fisheries Act, 1985 - Species at Risk Act, 2002 2) Provincial Level <ul style="list-style-type: none"> - Occupational Health and Safety Act, R.S.O. 1990, c. O.1 (OHS): - Environmental Protection Act, 1990 - Endangered Species Act, 2007 - Fish and Wildlife Conservation Act of Ontario (1997)
Vegetation and Trees	Accidental damage to trees and vegetation can lead to decreased wildlife habitat, increased sediment erosion, and increased stormwater runoff.	<ul style="list-style-type: none"> • Work areas shall be defined and marked on Site prior to development commencement. Restrict the movement of vehicles and machinery to the work areas and designated access points. Utilize existing access roads when possible. • Do not attach any signs, notices or posters to any tree. • Vegetation clearing shall be minimized as much as possible. • If work is to be conducted or equipment is to be placed within proximity to trees, tree retention mitigation measures should be followed: <ul style="list-style-type: none"> - Erect a fence at the critical root zone (CRZ) of potentially affected trees; - Area where the trees will be potentially affected will be fenced.; - Do not place any material or equipment within the CRZ of trees; - Do not damage the root system, trunk, or branches of trees; and, - Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy. - If tree damage occurs, an arborist should review any damage to determine the best course of action to restore the original vegetative functions. - Vegetation should be replaced to original conditions following development activities.
Terrestrial and Wetland Habitat	Accidental spills associated with construction activities may have adverse impacts to vegetation and wildlife.	<ul style="list-style-type: none"> • Implement a Spill Prevention and Spill Response Plan for the development activities. • Machinery should be checked for leakage of lubricants or fuel and must be in good working order. • Refueling and storage of machinery to be completed in such a way as to prevent any deleterious substances from entering waterways (i.e., as far away from wetlands and watercourses as feasible on-Site and should be conducted on an impermeable surface such as a tarp if possible). Machinery should not be washed at the Site in the vicinity of any watercourses, wetlands, or ponds. • Spill clean-up equipment should be present on-site. All spills or leaks must be promptly contained and cleaned up. Notify the MECP Spill Action Centre (1-800-268-6060) if necessary and applicable.
	Introduction of Invasive Species from equipment	<ul style="list-style-type: none"> • Inspecting and cleaning of equipment for the purposes of invasive species prevention should be conducted per the Peterborough Stewardship Council and Ontario Invasive Plant Council <i>Clean Equipment Protocol for Industry</i> guidelines. The Clean Equipment Protocol for Industry guideline can be found at the following link: https://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol_June2016_D3_WEB-1.pdf • Any invasive species on Site should be removed and disposed off appropriately according to provincial guidelines: https://www.invasivespeciescentre.ca/learn/invasive-plant-species

Environmental Component	Description of Environmental Effect	Recommended Avoidance/Mitigation Measures & Supplemental Studies
	Reduction to bird breeding and nesting habitat.	<ul style="list-style-type: none"> • Cleaning of any equipment used to remove any invasive species should occur in a designated area prior to the equipment leaving the site. • The equipment should arrive clean to the site. • Storage of any vegetative debris containing invasive species should occur in a designated area, ensuring that the debris is covered and that vehicle transporting debris off site are tarped. • Migratory bird species that are not considered at risk and that may occur on the Site are under the protection of federal and provincial legislation, including the Migratory Birds Convention Act (1994) and the Fish and Wildlife Conservation Act of Ontario (1997). No migratory birds, nests or eggs can be disturbed or destroyed per the Migratory Birds Convention Act of 1994. The MBR recommends avoiding potentially destructive activities during key nesting periods, which is generally from approximately April 1 to August 31 in the area of the Site; however, there is still a risk that birds may be nesting outside of these periods therefore vigilance is advised. If vegetation clearing or development activities must occur during the breeding bird window, a qualified avian biologist should be contacted to conduct a nesting survey within 48 hours prior to work and re-assess, as applicable, throughout the development activities. If one or more nests containing eggs or chicks of migratory birds are spotted or discovered during the work, stop any disruptive activity in the nesting area until the establishment of a buffer zone by an experienced Avian Biologist. This is based on a range of appropriate protection to the species and circumstances and must be maintained until the chicks have naturally left the area permanently or that the work is completed. • Workers must be advised of the potential presence of migratory birds during the construction works. • Although it is not anticipated at this time as there are no trees located within the development envelope, should any trees need to be removed to support the proposed undertaking, individual trees should be assessed for suitability for Red-Headed Woodpecker nesting. Furthermore, prior to any tree removals, trees should be assessed for Pileated Woodpecker nesting cavities per the Government of Canada's Pileated Woodpecker Cavity Identification Guide (available at: https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/pileated-woodpecker-cavity-identification-guide.html). As Pileated Woodpeckers are listed in Schedule 1 under the MBR (2022), their nests are protected year-round, even when they do not contain a live bird or viable egg. These nests may only be destroyed if they have been deemed abandoned, and the conditions of the MBR 2022 have been met.
Wildlife	Construction work may disturb wildlife during construction.	<ul style="list-style-type: none"> • . • Wildlife sweeps should be conducted daily by the contractor prior to work commencing to ensure no wildlife is present and potentially impacted by construction activities. Should wildlife be discovered they should be gently coaxed out of the work area or a qualified professional contacted for guidance to proceed. • Installation of the construction and silt fencing around the Project Area will help prevent wildlife, such as turtles, deer, black bear, etc. from entering the Site, if present. • Should any wildlife be identified in the work zone, work shall be ceased in the immediate vicinity of the individual, specimen photos taken, and the animal should be provided an open route to leave the active construction area. A qualified biologist shall be retained to conduct the appropriate assessment(s) and the MECP SAR department will be consulted. If SAR are confirmed, an authorization under the Endangered Species Act and/or Species at Risk Act may be required. • Should the protection requirements of any species change between the issuance date of this report and the time of the proposed development activities, a re-evaluation of potential SAR risks and potential habitat protection requirements should be conducted, as applicable.

Environmental Component	Description of Environmental Effect	Recommended Avoidance/Mitigation Measures & Supplemental Studies
		<p><u>Best Practice Measures (BPMs) include:</u></p> <ul style="list-style-type: none"> • Development of a project-specific wildlife protocol that informs workers how to proceed should they encounter wildlife and its safe removal. • SAR Awareness training for project personnel. • Working around sensitive timing windows, including the avoidance of vegetation clearing during the bird-breeding season. • Pre-stressing the Site to clear wildlife (i.e. flushing out wildlife in an organized manner). • BPMs for site clearing (i.e. clearing from one direction that allows wildlife to leave the Site).
Fish and Fish Habitat / Water Quality	Construction near water may impact fish and fish habitat.	<ul style="list-style-type: none"> • Construction in proximity to waterbodies can lead to poor water quality, increased erosion, and inflow of soil particles to fish and fish habitat. Implementation of an erosion and sediment control (ESC) plan and installation/regular monitoring and as required, maintenance of ESC measures (e.g., light duty silt fence, straw bales, etc.) is recommended. Erosion and sediment control measures should be inspected routinely, in addition to after significant rainfall or snow melt events and should be maintained until all disturbed ground has been permanently stabilized or settling basin and runoff water is clear. • Ensure that measures are in place to minimize mud tracking by construction vehicles, and to allow timely cleanup of any tracked mud, dirt, and debris along access routes and areas outside of the immediate work area where the above sediment controls would not be in place. • Implement a Spill Prevention and Spill Response Plan for the development activities. • Grading and development activities should consider and minimize surface water runoff into the nearby wetlands, watercourse, and on-site ponds. • During construction, as applicable (i.e., if during the winter months), management of snow removal should consider potential runoff into the nearby wetlands, watercourse, and on-site pond and should be mitigated accordingly. For example, plowed snow should be stockpiled in an area where it will not runoff into the above-noted areas during spring melt or should be removed from the Site entirely. The use of salt and/or sand on Site during winter months should be managed and minimized as much as possible to prevent salt/sand laden runoff from entering the nearby wetlands, watercourse, and on-site pond. • Should any shoreline areas become disturbed, these areas should be appropriately re-vegetated as soon as conditions allow in order to prevent erosion (and restore habitat functions). A vegetative buffer strip should be maintained between watercourses and development activities.
Reptiles and Amphibians	Reptile and Amphibians may enter the work zone during construction and be injured.	<ul style="list-style-type: none"> • To limit potential impacts to turtles, amphibians, and reptiles, it is recommended that the proposed undertaking be completed outside of the active season (i.e., between November and ice-off of any year). If Project-related works are scheduled to occur during the active turtle/amphibian/reptile season (ice-off to October 31 of any year), the installation and subsequent regular inspection (e.g., daily) of temporary exclusion fencing as per the MNRF's Best Practices Technical Note for Reptile and Amphibian Exclusion Fencing (2013) is recommended to protect turtle, amphibian, and reptile species from entering the work zone. Exclusion fencing should be installed prior to the end of the hibernation season which occurs at the time of ice-off (often late March or early April of any year but is dependant on spring temperatures and actual ice-off timelines). If exclusion fencing is installed after this date, turtle, amphibian, and reptile removal and/or relocation activities should take place by a qualified biologist to clear the work zone of any potential individuals in the area after the fencing has been installed. Exclusion fencing should remain installed and functional until October 31 of any year unless project completion occurs prior to this date. The MECP best management practices guideline can be found at the following link:

Environmental Component	Description of Environmental Effect	Recommended Avoidance/Mitigation Measures & Supplemental Studies
		<p>https://www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing#:~:text=Hardware%20cloth%20(also%20known%20as,mesh%20may%20be%20more%20effective</p> <ul style="list-style-type: none"> • Should any turtles, amphibians or reptiles be identified in the work zone, work shall be ceased immediately in that area, specimen photos should be taken, and the animal should be provided an open route to leave the active construction area. A qualified biologist shall be retained to identify the species of the individual, conduct the appropriate assessment, and determine next steps. The MECP SAR Department should be consulted as necessary. • Prior to vegetation clearing, pre-construction sweeps of any vegetated areas and the work zone should be undertaken to ensure turtle/reptile species are not present. • It should also be noted that suitable nesting habitat for turtles and/or common turtle crossing areas may be present along the gravelled road shoulders of Lasalle Boulevard and on-Site in the fill pad areas. Construction workers should be aware of this if the work is to be completed during the nesting season and take additional precautionary measures as required (e.g., drive slowly, regular inspection of access areas, notification of any observed turtle nests/sightings, erect signs at common turtle crossing areas, retain a qualified biologist as necessary, etc.).

5.3 Project Monitoring

Project monitoring is recommended throughout the project to ensure that the mitigation measures are implemented and effective. Adaptive management should be ongoing throughout the life of the project and all issues analyzed as they present themselves, with additional mitigation measures implemented as required

6 Determination

Overall, given the nature of the proposed development and the proposed mitigation/offsetting measures including further consultation requirements, the proposed development is considered not likely to cause significant adverse effects on the features themselves, or their function at this time.

Where bats are known or likely to be present in the general area, it may be prudent to assume that suitable areas (i.e., former farmhouse location with mature trees) are potentially suitable habitat and **in advance of the project an applicable survey should be undertaken**. Selective pruning or removal of individual trees that are not occupied or habitually (seasonally) occupied for breeding, rearing (i.e., maternity roosts), staging (i.e., stopover areas) or overwintering by species at risk bats would generally be considered compatible with bat habitat and would not require an ESA authorization.

Englobe recommends a targeted tree dusk emergence / exit survey for SAR bat species of the mature trees located within the former farmhouse location for due diligence purposes.

Any negative impacts to natural features and functions and/or existing habitat during construction of future driveways, houses or outbuildings can be mitigated by adherence to pertinent wildlife timing windows and appropriate construction methods. Industry standard Best Management Practices (BMPs) are general proactive avoidance and mitigation measures for construction sites involving lands with no previous infrastructure.

7 Closure

This report was prepared for the exclusive use of Sifton Properties. Any use of this report by any third party, or any reliance on or decisions to be made based on it, are the responsibility of such parties. Englobe accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust the information herein meets your present requirements. Should you have any questions, please do not hesitate to contact us.

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9 Statement of Limitations

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Unless otherwise noted, the information contained herein in no way reflects on environmental aspects of either the site or the subsurface conditions.

The assessment should not be considered a comprehensive audit that covers and eliminates all present, past and future risks. The information presented in this Report is based on data collected during the completion of the monitoring conducted. The overall site/building/subsurface/groundwater conditions were extrapolated based on information collected at specific sampling locations. Professional judgement was exercised in gathering and analyzing data; however, no monitoring method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Consequently, the actual site/building/subsurface/groundwater conditions between the sampling points may vary. In addition, analysis has been carried out only for the chemical and physical parameters identified, and it should not be inferred that other chemical species or physical conditions are not present.

It is recommended practice that the Company be retained during subsequent phases of the project, to confirm that the conditions throughout the site do not deviate materially from those encountered throughout the sampling program.

Any description of the site and its physical setting documented in this Report is presented for informational purposes only, to provide the reader a better understanding of the site and scope of work. Any topographic benchmarks and elevations are primarily to establish relative elevation differences between sampling locations and should not be used for other purposes such as grading, excavation, planning, development, or similar purposes.

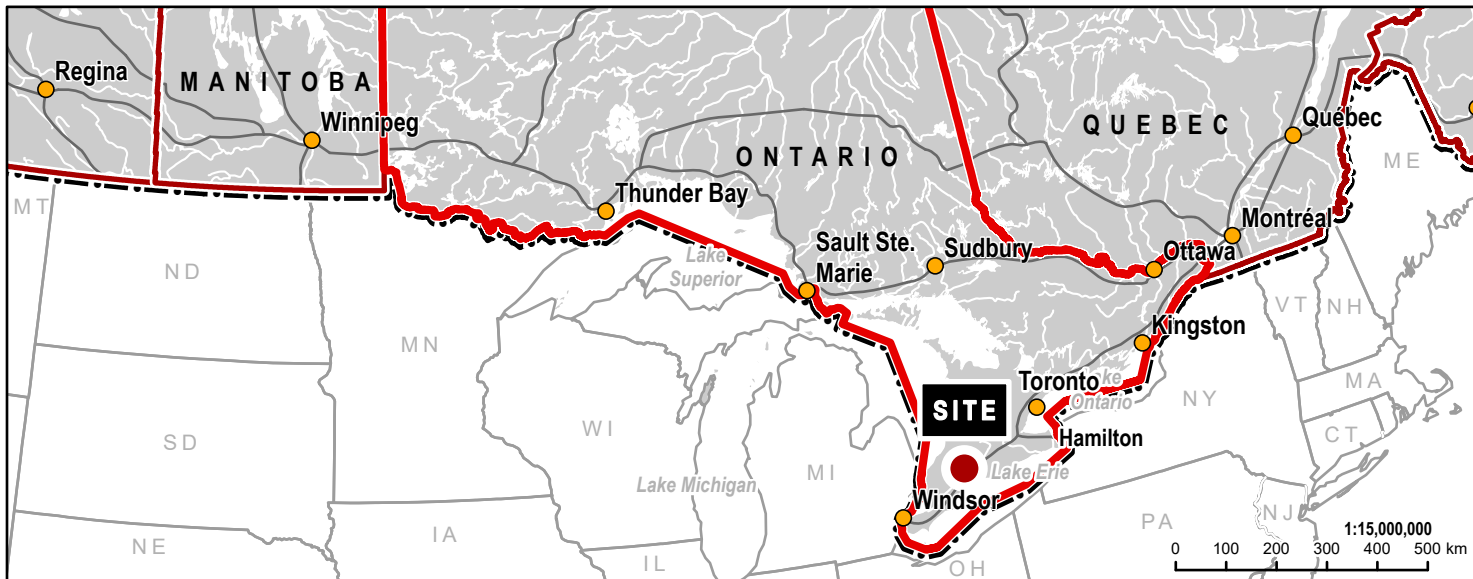
This Report is based on the assumption that the design features relevant to our work will be in accordance with applicable codes, standards and guidelines of practice and constructed substantially in accordance with the Report. If there are any changes to the site development features, or there is any additional information that was not otherwise available at the time the work was performed, the Company should be retained to review the implications thereof to the contents of this Report. The design recommendations expressed in this Report are applicable only to the project described therein.

Appendix A

Figures




eNGLOBE



Folder: D:\Englobe\Projects\2025\02501060\Sites\Location.aprx Friday, August 22, 2025 @ 11:22 AM
 Drawing: 02501060\Sites\Location

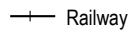
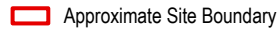
Note
 This drawing shall be read in conjunction with the associated technical report.

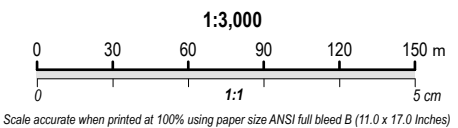
0	10/21/2025	Final	A.R.
Revision	Date	Issue	Approval

Client Sifton Properties Limited		Site 10242 Glendon Drive, Komoka, ON	
	Report Title Scoped EIS	Designed By N.B.	Date October 2025
	Drawing Title Site Plan	Drawn By H.K.	Project No. 02501060.000
		Approved By A.R.	Figure No. 1
		Scale 1:50,000	



- Notes**
1. This drawing shall be read in conjunction with the associated technical report.
 2. Coordinate System: NAD 1983 CSRS UTM Zone 17 T
Projection: Transverse Mercator
 3. Datum: North American 1983 CSRS
Source: Bing Maps Aerial (used for Illustrative Purposes only)

- Legend**
-  Railway
 -  Approximate Site Boundary



0	10/21/2025	Final	A.R.
Revision	Date	Issue	Approval

Client: **Sifton Properties Limited**

Site: **10242 Glendon Drive, Komoka, ON**

Report Title: **Scoped EIS**

Drawing Title: **Site Plan**

Designed By: **N.B.** Scale: **1:3,000**

Drawn By: **H.K.** Date: **October 2025**

Approved By: **A.R.** Project No.: **02501060.000**

Figure No.: **2**

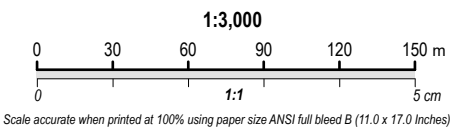


Notes

1. This drawing shall be read in conjunction with the associated technical report.
2. Coordinate System: NAD 1983 CSRS UTM Zone 17 T
 Projection: Transverse Mercator
3. Datum: North American 1983 CSRS
 Source: Bing Maps Aerial (used for Illustrative Purposes only)

Legend

- Railway
- Approximate Site Boundary
- Potential Suitable Bird and Bat Habitat
- Confirmed SAR Habitat for Monarch Butterfly



Revision	Date	Issue	Approval
0	10/21/2025	Final	A.R.

Client: **Sifton Properties Limited**

Site: **10242 Glendon Drive, Komoka, ON**

Report Title: **Scoped EIS**

Drawing Title: **Boundaries of Areas Requiring Protection**

Designed By	N.B.	Scale	1:3,000
Drawn By	H.K.	Date	October 2025
Approved By	A.R.	Project No.	02501060.000

Figure No. **3**



Appendix B

Species At Risk Screening



ENGLOBE



10242 Glendon Drive, Komoka

Scoped Environmental Impact Study - Desktop Review

Desktop Assessment Summary

A summary of Species at Risk that may be encountered in the area is summarized in the table below.

Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
Natural Heritage Information Center Map - Square ID 17MH6556 and 17MH6555 (1 km square grid each)					
Purple Twayblade <i>Liparis liliifolia</i>	Found in variety of habitats (open oak woodland, savannah, mixed deciduous forest, shrub thicket, deciduous swamp). Does not grow in dense shade and depends on natural disturbances (storms and fire) to keep habitat relatively open and sunny.	THR	THR	Low	Suitable open or partially shaded habitat was not observed on Site. Shrub thickets along Property borders are dense and provide full shade to understory species.
Illinois Tick-Trefoil <i>Desmodium ilinoense</i>	Grows only in tallgrass prairies in dry to moderately moist rich soils and colonizes grassland areas opened up by burning or disturbance.	Extirpated	Extirpated	Low	No tallgrass prairie habitat was observed on the Site and disturbed areas (agricultural field) was dominated by mineral row crops.
Plant Community - Dry Tallgrass Prairie					
Eastern Meadowlark <i>Sturnella magna</i>	Prefers moderately tall grasslands (pastures or hayfields), can be found in roadside ditches, orchards, overgrown fields.	THR	THR	Low	Occurrence noted within 10 km Site per OBBA records, however no continuous tall grasses or agricultural fields with characteristic habitat on Site.
Bank Swallow	Burrows into vertical faces of natural and human-made silt	THR	THR	Low	No vertical face silt or sand deposits were observed on Site.



Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
<i>Riparia riparia</i>	and sand deposits (e.g. banks of rivers and lakes) and can be found in active sand and gravel pits.				
Bobolink <i>Dolichonyx oryzivorus</i>	Inhabits open tallgrass areas (hayfields, meadows, pastures, old or abandoned fields), savannahs and alvar grasslands where it nests on the ground in areas of dense vegetation.	THR	THR	Low	No preferred habitat such as dense grasses or open meadow area was observed on Site.
Wood Thrush <i>Hylocichla mustelina</i>	Prefers large deciduous and mixed forests with moist stands of trees with well-developed undergrowth and tall trees. Will also use smaller stands of trees, building nests in living trees such as Sugar Maple or American Beech.	SC	THR	Low	No large deciduous or mixed forests with suitable habitat was observed on Site. Preferred living trees were not identified at the Site.
Eastern Wood-pewee <i>Contopus virens</i>	Inhabits mid-canopy layer of deciduous and mixed forest clearing and edges. Most abundant in intermediate age mature forest stands with little understory vegetation.	SC	SC	Low	Forested edges of property have dense understory and ground cover with little habitat to support Eastern Wood-pewee.
Grasshopper Sparrow <i>Ammodramus savannarum</i>	Prefers open grassland areas with well-drained, sandy soils, will also nest in hayfields, pastures, alvars and occasionally grain crops where its grass woven cup-like nests are well-hidden in the field.	SC	SC	Low	No suitable open habitat preferred by this species was observed on Site.



Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
Midland Painted Turtle <i>Chrysemys picta marginata</i>	Inhabits slow-moving, shallow and well-vegetated wetlands, marshes, ponds.	NAR	SC	Low	No suitable aquatic habitat was observed on Site.
Snapping Turtle <i>Chelydra serpentina</i>	Occurs in aquatic and wetland habitats with abundant vegetation and soft bottom.	SC	SC	Low	No suitable aquatic habitat was observed on Site.
Eastern Hog-nosed Snake <i>Heterodon platirhinos</i>	Occurs only where toads can be found, prefers sandy, well-drained habitats such as beaches and dry forests to lay eggs and hibernate.	THR	SC	Low	No toads or preferred habitat features of beach areas or dry forests were observed on Site.
Northern Myotis <i>Myotis septentrionalis</i>	Inhabits boreal forest tree cavities and commonly overwinters in caves and mines.	END	END	Moderate	Bats commonly roost behind flaking bark or within tree cavities in forested habitats. In urbanized areas, bats will roost within anthropogenic structures. Some bat species will roost within the foliage of deciduous and coniferous trees. Wetlands, woodlands, and other open areas may be suitable foraging habitat for bats. There were no observed suitable overwintering habitat for bats on Site.
Eastern Small-footed Bat <i>Myotis leibii</i>	Roosts in crevices, under rocks and in rock outcrops, caves, mines, hollow trees, below bridges or in buildings.	END	END	Moderate	
Little Brown Myotis <i>Myotis lucifugus</i>	Inhabits snag trees, abandoned buildings, barns, and attics. Overwinter is commonly in caves and abandoned mines.	END	END	Moderate	
Tri-coloured Bat <i>Perimyotis subflavus</i>	Prefers forest habitats and commonly overwinters in caves or underground hibernacula.	END	END	Moderate	
Silver-Haired Bat <i>Lasionycteris noctivagans</i>	Typically roosts within foliage of deciduous and coniferous trees, primarily near the tree crown edge. Occasionally also roosts in anthropogenic	END	END	Moderate	



Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
Eastern Red Bat <i>Lasiurus borealis</i>	<p>structures. May also roost within shrubs. Overwinters in United States, British Columbia, and Ontario Great Lakes region, as far north as the Point Pelee National Park in mines, rock crevices, trees, and snags.</p> <p>General Habitat: Roosts within foliage of deciduous and coniferous trees, primarily near the tree crown edge. May also roost within shrubs. Does not commonly roost in anthropogenic structures. Overwinters in southeastern United States.</p>	END	END	Moderate	Bats commonly roost behind flaking bark or within tree cavities in forested habitats. In urbanized areas, bats will roost within anthropogenic structures. Some bat species will roost within the foliage of deciduous and coniferous trees. Wetlands, woodlands, and other open areas may be suitable foraging habitat for bats. There were no observed suitable overwintering habitat for bats on Site.
Hoary Bat <i>Lasiurus cinereus</i>	<p>General Habitat: Typically roosts within foliage of deciduous and coniferous trees, primarily near the tree crown edge. Does not commonly roost in anthropogenic structures. May also roost within shrubs. Overwinters in southeastern United States.</p>	END	END	Moderate	
Department of Fisheries and Oceans 1 km radius from Site					
Northern Sunfish	Inhabits shallow vegetated areas of slow flowing rivers, streams and warm lakes/ponds with sandy banks and rocky bottoms near aquatic vegetation to avoid strong currents.	SC	SC	Low	No aquatic habitat is present on the Site. Water features in the vicinity may provide suitable habitat.



Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
Northern Brook Lamprey	Inhabits clear, cool water streams with substrates such as silt and sand for burrowing	SC	SC	Low	
Ontario Breeding Bird Atlas Square No. 17TMH65 (10 km grid square)					
Barn Swallow <i>Hirundo rustica</i>	Inhabits anthropogenic features (open barns, under bridges or culverts) with ledges and prefers unpainted, rough-cut wood for nests made of mud to adhere to.	SC	SC	Low	No anthropogenic features or 90° ledges were observed on the Site. Barns, open structures or bridges in the vicinity may provide suitable habitat.
Eastern Wood-pewee <i>Contopus virens</i>	Lives in mid-canopy layer of forest clearings and edges of deciduous and mixed forests, prefers forest stands with little understory vegetation.	SC	SC	Low	No deciduous or mixed forests with clearings or edges and little understory vegetation were identified on Site.
Ontario Reptile and Amphibian Atlas Square No.17MH65 (10 km grid square)					
Eastern Hog-nosed Snake <i>Heterodon platirhinos</i>	Occurs only where toads can be found, prefers sandy, well-drained habitat such as beaches and dry forests to dig burrows below frost line.	THR	THR	Low	No preferred dry forest habitat present on the Site.
Queensnake <i>Regina septemvittata</i>	Semi-aquatic, typically found in rock or gravel bottomed streams or rivers & feed exclusively on crayfish. Any area: <ul style="list-style-type: none"> • Within 50 m of natural or human made Queensnake hibernacula; • Any watercourse up to high water mark that is continuous within 250 m 	END	END	Low	No suitable aquatic habitat present at Site for required crayfish food source.



Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
	<p>of area used by Queensnake;</p> <ul style="list-style-type: none"> Two populations within 1 km includes aquatic area and five meters inland from high water mark to allow for movement Aquatic and riparian areas protected until five consecutive years of documented non-use 				
Northern Map Turtle <i>Graptemys geographica</i>	Inhabits rivers and lakeshores with emergent rocks and fallen trees for basking in spring and summer with unobstructed view to allow for dropping immediately into water, hibernate on bottom of slow-moving sections of river. Require high-quality water to support female's mollusc prey.	SC	SC	Low	No suitable aquatic features on or adjacent to the Site. Watercourses in the area may provide suitable habitat.
Western Chorus Frog <i>Pseudacris triseriata</i>	Occurs primarily in terrestrial habitats (woodlands, fallow fields, meadows) with shallow temporary spring ponds for breeding. Avoids permanent ponds with high densities of predators, hibernates on land under rocks, logs, leaf litter or buried in soil.	NAR	THR	Low	No suitable aquatic features on or adjacent to the Site. Watercourses in the area may provide suitable habitat.
Ontario Butterfly Atlas Square No. 17MH65 (10 km grid square)					
Monarch Butterfly <i>Danaus Plexippus</i>	Milkweed plants.	SC	END	High	Milkweed plants were observed growing in the vegetated swale



Species	Critical Habitat Description	Provincial Status (ESA)	Federal Status (SARA)	Likelihood of being on-Site	Justification
					between the agricultural field and Glendon Drive.
iNaturalist (2 km grid square)					
Bobolink		THR	THR	Low	
Blanding's Turtle		THR	THR	Low	
Northern Map Turtle		SC	SC	Low	
eBird Hotspot (Komoka Prairies)					
Barn Swallow		SC	SC	Low	
Eastern Meadowlark		THR	THR	Low	
Species At Risk in Ontario, O. Reg. 230/09 (prescribed geographic area)					
Little Brown Myotis <i>Myotis lucifugus</i>		END	END	Moderate	
Tricoloured Bat <i>Perimyotis subflavus</i>					
Northern Myotis <i>Myotis septentrionalis</i>					
Eastern Small-footed Myotis <i>Myotis leibii</i>					
Hoary Bat (<i>Lasiurus cinereus</i>					
Eastern Red Bat <i>Lasiurus borealis</i>					
Silver-haired Bat <i>Lasionycteris noctivagans</i>					

Notes : Sourced from the MECP SAR website (<https://www.ontario.ca/page/species-risk-ontario>). END = Endangered, NAR = Not at Risk, SC = Special Concern, THR = Threatened, COSSARO = Committee on the Status of Species at Risk

Appendix C

Terrestrial Vegetation List



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10242 Glendon Drive, Komoka

Scoped Environmental Impact Study

Terrestrial Vegetation List

Location	Species Common Name	Scientific Name	SAR Species	Invasive Species
Culvert adjacent to Glendon Road	Canada Goldenrod	<i>Solidago canadensis</i>	Yes - habitat for Monarchs	
	Common Milkweed	<i>Asclepias syriaca</i>		
	Staghorn Sumac	<i>Rhus typhina</i>		
	Wild Red Raspberry	<i>Rubus idaeus</i>		
	Canada Thistle	<i>Cirsium arvense</i>		
	New England Aster	<i>Symphotrichum novae-angliae</i>		
	Little Bluestem	<i>Schizachyrium scoparium</i>		
	Evening Primrose	<i>Oenothera biennis</i>		
	Virginia Creeper	<i>Parthenociccus quinquefolia</i>		
	Timothy Grass	<i>Phleum pratense</i>		
	Queen Anne's Lace	<i>Daucus carota</i>		
	Gray Dogwood	<i>Cornus racemosa</i>		
	Alternate-leaved Dogwood	<i>Cornus alternifolia</i>		
	Bladder Campion	<i>Silene vulgaris</i>		
Ox-eye Daisy	<i>Leucanthemum vulgare</i>			
Agricultural Field	Annual Row Crop Corn	<i>Zea mays sp.</i>		
	Redshank Moss	<i>Ceratodon purpureus</i>		
Vegetation Property Buffer	Manitoba Maple	<i>Acer nuegundo</i>		X
	Black walnut	<i>Juglans nigra</i>		
	Willow	<i>Salix sp.</i>		
	Poplar	<i>Populus sp.</i>		



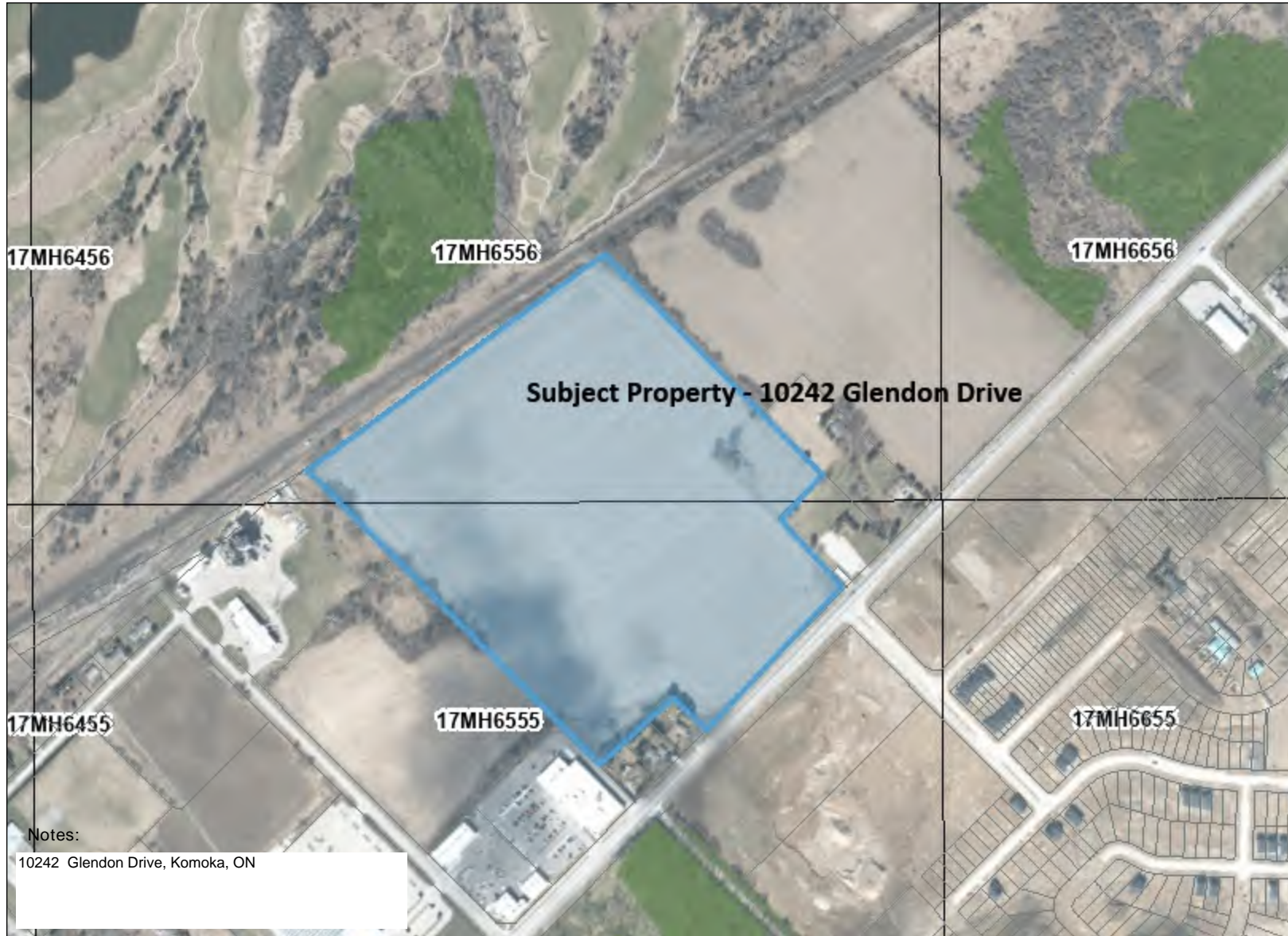
Location	Species Common Name	Scientific Name	SAR Species	Invasive Species
Former farm	Glossy Buckthorn	<i>Rhamnus cathartica</i>		X
	Burdock	<i>Arctium sp.</i>		X
	Tall Goldenrod	<i>Solidago altissima</i>		
	Canadian Goldenrod	<i>Solidago canadensis</i>		
	Wild Grapevine	<i>Vitis riparia</i>		
	Catmint	<i>Nepeta cataria</i>		
	Bracken	<i>Pteridium sp.</i>		
	Mulberry	<i>Morus rubra</i>		
	Motherwort	<i>Leonurus cardiaca L.</i>		
	Hawkweed	<i>Hieracium sp.</i>		
	Alternate-leaf Dogwood	<i>Cornus alternifolia</i>		
	Bristly Crowfoot	<i>Ranunculus pensylvanicus L..</i>		
	Virginia Creeper	<i>Parthenociccus quinquefolia</i>		
	Wild Raspberry	<i>Rubus idaeus</i>		
Multi flora rose	<i>Rosa multiflora</i>		X	
Field Horsetail	<i>Equisetum arvense L.</i>			
Former farmhouse	Willow	<i>Salix sp.</i>		
	Sugar Maple	<i>Acer saccharum</i>		
	Manitoba Maple	<i>Acer negundo</i>		X
	Pokeweed	<i>Phytolacca americana</i>		
	Dandelion	<i>Taraxacum</i>		
	Foxtail Bristle-grass	<i>Setaria sp.</i>		
	Queen Anne’s Lace	<i>Daucus carota</i>		
	Tall Goldenrod	<i>Solidago altissima</i>		
	Canadian Goldenrod	<i>Solidagao Canadensis</i>		
Ground Cherry	<i>Physalis sp.</i>			

Appendix D

Summary of Background Research Results

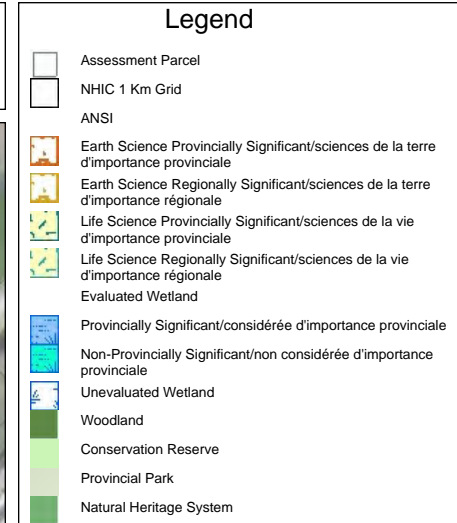


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Notes:

10242 Glendon Drive, Komoka, ON



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

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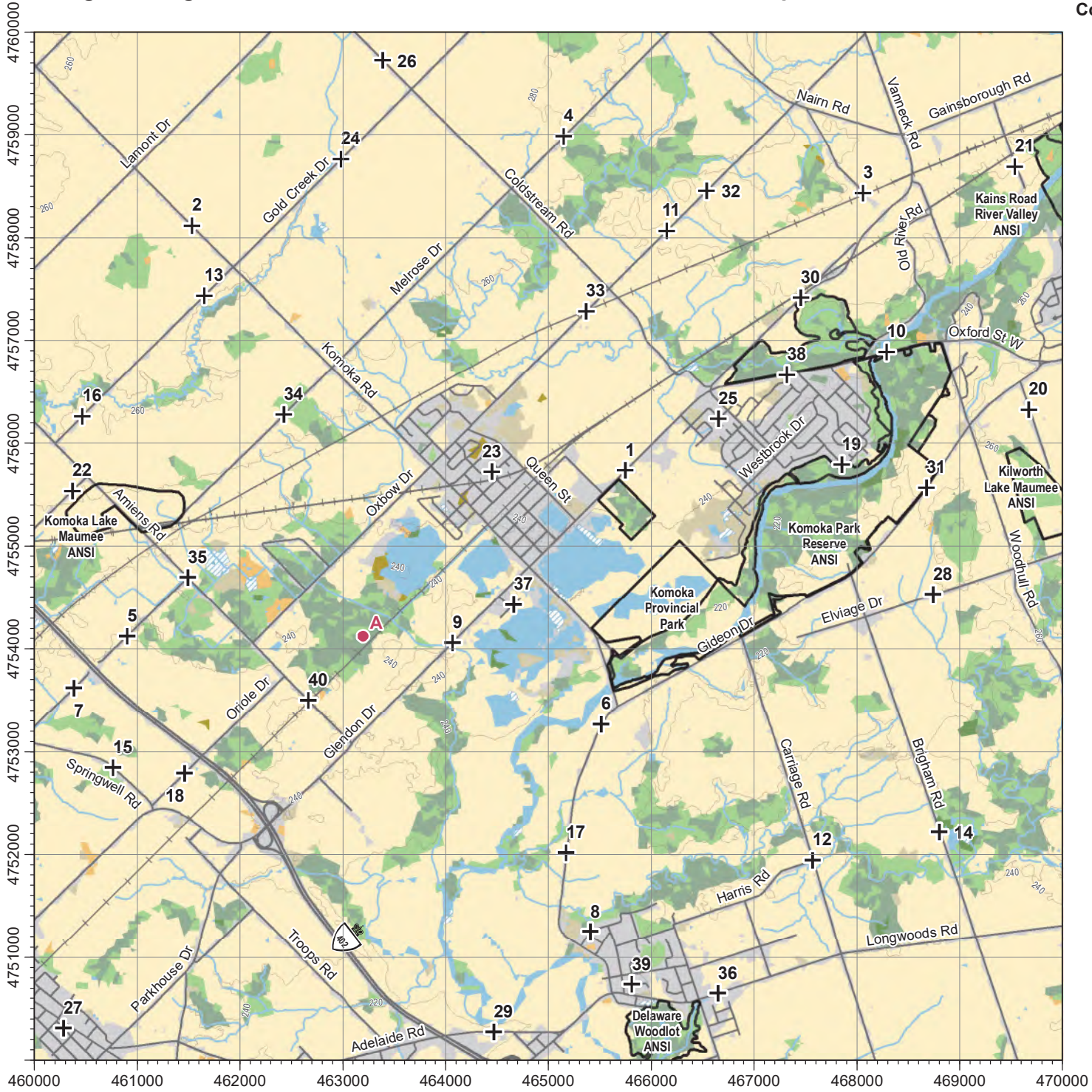


NHIC Data

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

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
858590	PLANT COMMUNITY	Dry Tallgrass Prairie Type		S1			17MH6556	
858590	SPECIES	Cleland's Evening-primrose	<i>Oenothera clelandii</i>	S1		END	17MH6556	
858590	SPECIES	Round-leaved Tick-trefoil	<i>Desmodium rotundifolium</i>	S2			17MH6556	
858590	SPECIES	Double-striped Bluet	<i>Enallagma basidens</i>	S3			17MH6556	
858590	SPECIES	Early-branching Panicgrass	<i>Dichanthelium praecocius</i>	S3			17MH6556	
858590	SPECIES	False Tomentose Balsam Groundsel	<i>Packera paupercula</i> var. <i>pseudotomentosa</i>	S2S3			17MH6556	
858590	SPECIES	Eastern Yellow Stargrass	<i>Hypoxis hirsuta</i>	S2S3			17MH6556	
858590	SPECIES	Spotted Beebalm	<i>Monarda punctata</i>	S1			17MH6556	
858590	SPECIES	Grey-headed Prairie Coneflower	<i>Ratibida pinnata</i>	S3			17MH6556	
858590	SPECIES	Rigid Sedge	<i>Carex tetanica</i>	S3?			17MH6556	
858590	SPECIES	Sharp-fruited Rush	<i>Juncus acuminatus</i>	S3			17MH6556	
858590	SPECIES	Bristly Buttercup	<i>Ranunculus hispidus</i>	S3			17MH6556	
858590	SPECIES	Purple Twayblade	<i>Liparis liliifolia</i>	S2S3	THR	THR	17MH6556	
858590	SPECIES	Illinois Tick-trefoil	<i>Desmodium illinoense</i>	S1	EXP	EXP	17MH6556	
858590	SPECIES	Sundial Lupine	<i>Lupinus perennis</i>	S2S3			17MH6556	
858590	SPECIES	Scarlet Beebalm	<i>Monarda didyma</i>	S3			17MH6556	
858590	SPECIES	Great Plains Ladies'-tresses	<i>Spiranthes magnicamporum</i>	S3?			17MH6556	
858590	SPECIES	Hoary Puccoon	<i>Lithospermum canescens</i>	S3			17MH6556	
858590	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17MH6556	
858590	SPECIES	Bank Swallow	<i>Riparia riparia</i>	S4B	THR	THR	17MH6556	
858590	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	SC	17MH6556	
858590	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17MH6556	
858590	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17MH6556	
858590	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17MH6556	
858590	SPECIES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	17MH6556	
858589	PLANT COMMUNITY	Dry Tallgrass Prairie Type		S1			17MH6555	
858589	SPECIES	Blue-winged Teal	<i>Spatula discors</i>	S3B,S4M			17MH6555	
858589	SPECIES	Tufted Titmouse	<i>Baeolophus bicolor</i>	S3			17MH6555	
858589	SPECIES	Round-leaved Tick-trefoil	<i>Desmodium rotundifolium</i>	S2			17MH6555	

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
858589	SPECIES	False Tomentose Balsam Groundsel	Packera paupercula var. pseudotomentosa	S2S3			17MH6555	
858589	SPECIES	Eastern Yellow Stargrass	Hypoxis hirsuta	S2S3			17MH6555	
858589	SPECIES	Spotted Beebalm	Monarda punctata	S1			17MH6555	
858589	SPECIES	Sharp-fruited Rush	Juncus acuminatus	S3			17MH6555	
858589	SPECIES	Rigid Sedge	Carex tetanica	S3?			17MH6555	
858589	SPECIES	Soft-hairy False Gromwell	Lithospermum parviflorum	S2			17MH6555	
858589	SPECIES	Midland Painted Turtle	Chrysemys picta marginata	S4		SC	17MH6555	
858589	SPECIES	Bristly Buttercup	Ranunculus hispidus	S3			17MH6555	
858589	SPECIES	Schweinitz's Sedge	Carex schweinitzii	S3			17MH6555	
858589	SPECIES	Hairy-fruited Sedge	Carex trichocarpa	S3			17MH6555	
858589	SPECIES	Illinois Tick-trefoil	Desmodium illinoense	S1	EXP	EXP	17MH6555	
858589	SPECIES	Sundial Lupine	Lupinus perennis	S2S3			17MH6555	
858589	SPECIES	Great Plains Ladies'-tresses	Spiranthes magnicamporum	S3?			17MH6555	
858589	SPECIES	Hoary Puccoon	Lithospermum canescens	S3			17MH6555	
858589	SPECIES	Eastern Meadowlark	Sturnella magna	S4B,S3N	THR	THR	17MH6555	
858589	SPECIES	Bank Swallow	Riparia riparia	S4B	THR	THR	17MH6555	
858589	SPECIES	Bobolink	Dolichonyx oryzivorus	S4B	THR	SC	17MH6555	
858589	SPECIES	Wood Thrush	Hylocichla mustelina	S4B	SC	THR	17MH6555	
858589	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPEC	RESTRICTED SPEC	RESTRICTED SPEC	17MH6555	
858589	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17MH6555	
858589	SPECIES	Grasshopper Sparrow	Ammodramus savannarum	S4B	SC	SC	17MH6555	
858589	SPECIES	Snapping Turtle	Chelydra serpentina	S4	SC	SC	17MH6555	



POINT +	EASTING UTM Est	NORTHING UTM Nord
1	465748	4755737
2	461535	4758116
3	468062	4758436
4	465149	4758988
5	460905	4754126
6	465512	4753267
7	460382	4753616
8	465407	4751246
9	464066	4754059
10	468290	4756890
11	466150	4758068
12	467568	4751942
13	461652	4757438
14	468802	4752221
15	460765	4752845
16	460467	4756262
17	465175	4752016
18	461460	4752788
19	467854	4755796
20	469672	4756327
21	469538	4758690
22	460369	4755536
23	464451	4755722
24	462983	4758764
25	466655	4756242
26	463387	4759725
27	460281	4750311
28	468743	4754528
29	464468	4750274
30	467453	4757419
31	468678	4755570
32	466539	4758457
33	465365	4757283
34	462428	4756280
35	461492	4754694
36	466647	4750649
37	464662	4754432
38	467321	4756669
39	465812	4750736
40	462665	4753500

Legend	Légende
Expressway or highway	Autoroute ou route nationale (asphaltée)
Regional or local road	Route régionale ou locale (asphaltée ou non)
Resource / Recreation	Ressource / route récréative
Rail line	Chemin de fer
Utility corridor	Ligne de transport d'énergie
Watercourse	Rivière ou ruisseau
Protected or conserved area	Zone protégée ou conservée
Fire disturbance since 2000	Incendie perturbé depuis 2000
Broadleaf forest	Forêt de feuillus
Coniferous forest	Forêt de conifères
Mixed forest	Forêt mixte
Shrubland	Milieu arbustif
Grassland	Prairie
Barren	Dénuqué
Wetland	Milieu humide
Agriculture	Milieu agricole
Water	Eau
Developed area	Zone développée
Unclassified	Non classifié

The approximate percent coverage of each habitat type is indicated by the numbered box in the legend.
La couverture approximative est indiquée en pourcentage dans le rectangle coloré de la légende.

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Production cartographique par oiseaux Canada

Note: The project partners are in no way responsible for any inaccuracies, mistakes or omissions in the information that appears on this map.
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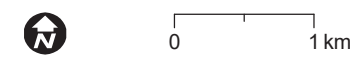
6° Universal Transverse Mercator (UTM) Projection; Zone 17, Central Meridian -81°; North American Datum 1983 (NAD 83)
Projection universelle transverse de Mercator (UTM) 6° Zone 17, méridien central -81°; Système de référence géodésique nord-américain 1983 (NAD 83)

**Number of off-road point counts
Nombre de points d'écoute hors route**

Broadleaf forest:	3	Grassland:	0
Coniferous forest:	0	Wetland:	0
Mixed forest:	2	Shrubland:	0

**Predefined / Prédéterminés: 20
Off-road / Hors route: 5**

Atlas-2 off-road point Point hors route Atlas-2



Atlas Data Summary

Select a type of data summary: [Provincial Summaries](#) | [Regional Summaries](#) | **[Species Lists](#)** | [Participant Statistics](#)

Select a province and/or a region, or enter a 7-digit square number to view a species list with the highest breeding code reported to date. Click on a column name to sort.

Sort Order	Species	Max. Br. evid.	Squares
193	Canada Goose	AE	1
224	Mute Swan	NE	1
229	Trumpeter Swan	NB	1
296	Wood Duck	FY	1
311	Blue-winged Teal	D	1
355	Mallard	FY	1
412	Green-winged Teal	P	1
549	Hooded Merganser	FY	1
814	Wild Turkey	FY	1
1054	Rock Pigeon	FY	1
1330	Mourning Dove	FY	1
1790	Yellow-billed Cuckoo	A	1
1795	Black-billed Cuckoo	CF	1
2662	Ruby-throated Hummingbird	FY	1
2972	Virginia Rail	FY	1
3051	Sora	S	1
3061	Common Gallinule	H	1
3217	Sandhill Crane	AE	1
3304	Killdeer	DD	1
3460	American Woodcock	H	1
3492	Wilson's Snipe	H	1

◆ Sort Order	◆ Species	◆ Max. Br. evid.	◆ Squares
3510	Spotted Sandpiper	AE	1
3996	Pied-billed Grebe	FY	1
4551	American Bittern	H	1
4554	Least Bittern	T	1
4629	Green Heron	FY	1
4674	Great Blue Heron	H	1
4700	Turkey Vulture	H	1
4710	Osprey	H	1
4944	Cooper's Hawk	NB	1
5001	Bald Eagle	NY	1
5098	Red-tailed Hawk	A	1
5339	Eastern Screech-Owl	NY	1
5363	Great Horned Owl	FY	1
5506	Barred Owl	T	1
6067	Belted Kingfisher	AE	1
6510	Yellow-bellied Sapsucker	AE	1
6529	Red-headed Woodpecker	H	1
6555	Red-bellied Woodpecker	AE	1
6640	Downy Woodpecker	NY	1
6652	Hairy Woodpecker	FY	1
6806	Pileated Woodpecker	FY	1
6864	Northern Flicker	A	1
9546	Eastern Wood-Pewee	A	1
9561	Alder Flycatcher	S	1
9562	Willow Flycatcher	FY	1
9568	Least Flycatcher	A	1
9589	Eastern Phoebe	NE	1
9764	Great Crested Flycatcher	A	1
9830	Eastern Kingbird	CF	1
10638	Yellow-throated Vireo	A	1
10657	Warbling Vireo	FY	1

◆ Sort Order	◆ Species	◆ Max. Br. evid.	◆ Squares
10664	Red-eyed Vireo	NE	1
11677	Blue Jay	FY	1
11804	American Crow	FY	1
12018	Black-capped Chickadee	FY	1
12050	Tufted Titmouse	CF	1
12263	Horned Lark	D	1
12855	Bank Swallow	AE	1
12860	Tree Swallow	NY	1
12873	Purple Martin	FY	1
12894	Northern Rough-winged Swallow	AE	1
12939	Barn Swallow	AE	1
12999	Cliff Swallow	AE	1
14264	White-breasted Nuthatch	CF	1
14312	Brown Creeper	S	1
14363	Blue-gray Gnatcatcher	A	1
14394	Northern House Wren	AE	1
14434	Winter Wren	T	1
14437	Sedge Wren	S	1
14451	Marsh Wren	NY	1
14458	Carolina Wren	A	1
14670	European Starling	CF	1
14797	Gray Catbird	CF	1
14811	Brown Thrasher	DD	1
14852	Eastern Bluebird	CF	1
14951	Veery	A	1
14965	Wood Thrush	A	1
15070	American Robin	NY	1
15833	Cedar Waxwing	P	1
16628	House Sparrow	NY	1
17065	House Finch	FY	1
17228	American Goldfinch	NB	1

Sort Order	Species	Max. Br. evid.	Squares
17390	Grasshopper Sparrow	CF	1
17401	Chipping Sparrow	CF	1
17405	Field Sparrow	NY	1
17519	Vesper Sparrow	S	1
17534	Savannah Sparrow	CF	1
17550	Song Sparrow	CF	1
17564	Swamp Sparrow	CF	1
17597	Eastern Towhee	CF	1
17680	Bobolink	CF	1
17682	Eastern Meadowlark	A	1
17751	Orchard Oriole	CF	1
17798	Baltimore Oriole	CF	1
17807	Red-winged Blackbird	CF	1
17825	Brown-headed Cowbird	FY	1
17835	Common Grackle	CF	1
17885	Ovenbird	A	1
17894	Blue-winged Warbler	CF	1
17931	Mourning Warbler	A	1
17947	Common Yellowthroat	CF	1
17967	Hooded Warbler	S	1
17968	American Redstart	CF	1
17997	Yellow Warbler	NE	1
18006	Chestnut-sided Warbler	S	1
18023	Pine Warbler	NB	1
18042	Prairie Warbler	H	1
18170	Cerulean Warbler	A	1



NatureCounts

18238	Rose-breasted Grosbeak	CF	1
18270	Blue Grosbeak	T	1
18272	Indigo Bunting	FY	1

Total: 113 breeding species

Note: the statistics and species lists presented on this page are based on accepted records (including records pending review) with breeding evidence.



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▼ Information and legend

Using the map






Click this button for a list of species that can be used offline.

[User guide](#)

[Tutorial: Find species at risk tool](#)

Legend

One or more aquatic species listed under the Species at Risk Act are found (or potentially found) within the coloured areas.

-  Critical Habitat
-  Extirpated, Endangered, or Threatened
-  Special Concern

Access data and metadata

These datasets are available on the Open Government website:

- [Critical habitat of aquatic species at risk](#)
- [Species at risk distribution \(range\)](#)

Canadian aquatic species at risk

Find address or place

Find aquatic species at risk

Select area Results

Save results to report (PDF)

Critical habitat for these species is found within the outlined area:

Species at risk found (or potentially found) within the outlined area:

- Northern Sunfish - Special Concern
- Northern Brook Lamprey - Special Concern

42.95930 -81.45375 Degrees

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Display of records for square 17MH65

All species - All life stages; most recent data first

Number of rows of data displayed below: 523.

Year	Common Name	Unique ID	Square ID
2019	Blue-spotted Salamander	483309	17MH65
2019	Eastern Gartersnake	514217	17MH65
2019	American Toad	483781	17MH65
2019	Spotted Salamander	483216	17MH65
2019	Midland Painted Turtle	483391	17MH65
2019	American Toad	505435	17MH65
2019	Eastern Milksnake	507561	17MH65
2019	Eastern Milksnake	508080	17MH65
2019	Midland Painted Turtle	512627	17MH65
2019	Snapping Turtle	516123	17MH65
2019	Dekay's Brownsnake	531555	17MH65
2019	Dekay's Brownsnake	531557	17MH65
2019	Dekay's Brownsnake	531567	17MH65
2019	Dekay's Brownsnake	531570	17MH65
2019	Dekay's Brownsnake	531576	17MH65
2019	Eastern Gartersnake	531584	17MH65
2019	Dekay's Brownsnake	531589	17MH65
2019	Dekay's Brownsnake	531591	17MH65
2019	Eastern Gartersnake	531635	17MH65
2019	Eastern Gartersnake	531636	17MH65
2019	Eastern Gartersnake	531637	17MH65
2019	Eastern Gartersnake	531638	17MH65
2019	Eastern Gartersnake	531639	17MH65
2019	Eastern Gartersnake	531753	17MH65
2019	Eastern Gartersnake	531754	17MH65
2019	Eastern Gartersnake	531755	17MH65
2019	Eastern Gartersnake	531756	17MH65
2019	Eastern Gartersnake	531758	17MH65
2019	Eastern Gartersnake	531759	17MH65
2019	Eastern Gartersnake	531760	17MH65
2019	Eastern Gartersnake	531762	17MH65
2019	Eastern Gartersnake	531763	17MH65
2019	Eastern Gartersnake	531765	17MH65
2019	Eastern Gartersnake	531767	17MH65
2019	Eastern Gartersnake	531769	17MH65
2019	Red-bellied Snake	531820	17MH65
2019	Dekay's Brownsnake	531843	17MH65
2019	Dekay's Brownsnake	531844	17MH65

2019	Eastern Gartersnake	531847	17MH65
2019	Eastern Gartersnake	531848	17MH65
2019	Dekay's Brownsnake	531849	17MH65
2019	Eastern Gartersnake	531850	17MH65
2019	Dekay's Brownsnake	531853	17MH65
2019	Dekay's Brownsnake	531855	17MH65
2019	Dekay's Brownsnake	531861	17MH65
2019	Eastern Gartersnake	531988	17MH65
2019	Eastern Gartersnake	531991	17MH65
2019	Eastern Gartersnake	531992	17MH65
2019	Eastern Gartersnake	531998	17MH65
2019	Eastern Gartersnake	532000	17MH65
2019	Eastern Gartersnake	532004	17MH65
2019	Eastern Gartersnake	532008	17MH65
2019	Eastern Gartersnake	532010	17MH65
2019	Eastern Gartersnake	532013	17MH65
2019	Dekay's Brownsnake	532070	17MH65
2019	Dekay's Brownsnake	532071	17MH65
2019	Red-bellied Snake	532327	17MH65
2019	Eastern Hog-nosed Snake	532328	17MH65
2019	Eastern Hog-nosed Snake	532329	17MH65
2019	Eastern Hog-nosed Snake	532330	17MH65
2019	Eastern Milksnake	532331	17MH65
2019	Eastern Gartersnake	532348	17MH65
2018	American Toad	513129	17MH65
2018	Eastern Milksnake	474726	17MH65
2018	Snapping Turtle	474561	17MH65
2018	Eastern Hog-nosed Snake	473401	17MH65
2018	Eastern Hog-nosed Snake	472390	17MH65
2018	Eastern Milksnake	472258	17MH65
2018	American Toad	475939	17MH65
2018	Eastern Red-backed Salamander	475940	17MH65
2018	Eastern Red-backed Salamander	475941	17MH65
2018	Eastern Red-backed Salamander	477580	17MH65
2018	Midland Painted Turtle	512417	17MH65
2017	Eastern Hog-nosed Snake	366049	17MH65
2017	Eastern Hog-nosed Snake	452304	17MH65
2017	Eastern Red-backed Salamander	452945	17MH65
2017	Smooth Greensnake	453277	17MH65
2017	Eastern Hog-nosed Snake	456516	17MH65
2017	Eastern Hog-nosed Snake	457048	17MH65
2017	Eastern Hog-nosed Snake	458571	17MH65
2017	Eastern Hog-nosed Snake	458575	17MH65
2017	Green Frog	511622	17MH65
2016	Northern Map Turtle	358859	17MH65
2016	Eastern Hog-nosed Snake	358860	17MH65
2016	Green Frog	359523	17MH65
2016	Midland Painted Turtle	359526	17MH65
2016	Snapping Turtle	359527	17MH65
2016	Eastern Hog-nosed Snake	359916	17MH65
2016	Eastern Hog-nosed Snake	360180	17MH65
2016	Dekay's Brownsnake	365695	17MH65
2016	Northern Leopard Frog	365758	17MH65
2016	Spring Peeper	365775	17MH65

2015	Western Chorus Frog	471380	17MH65
2015	Green Frog	471379	17MH65
2015	Green Frog	471378	17MH65
2015	Western Chorus Frog	471377	17MH65
2015	Green Frog	471376	17MH65
2015	Western Chorus Frog	471375	17MH65
2015	Green Frog	471374	17MH65
2015	Western Chorus Frog	471373	17MH65
2015	Spring Peeper	471372	17MH65
2015	Spring Peeper	471371	17MH65
2015	Green Frog	471370	17MH65
2015	Western Chorus Frog	471369	17MH65
2015	Spring Peeper	471368	17MH65
2015	Gray Treefrog	471367	17MH65
2015	Spring Peeper	471366	17MH65
2015	Spring Peeper	471365	17MH65
2015	Western Chorus Frog	471089	17MH65
2015	Spring Peeper	471088	17MH65
2015	Spring Peeper	471087	17MH65
2015	Spring Peeper	471086	17MH65
2015	Spring Peeper	471085	17MH65
2015	Spring Peeper	471084	17MH65
2015	Spring Peeper	470471	17MH65
2015	Western Chorus Frog	470465	17MH65
2015	Western Chorus Frog	470466	17MH65
2015	Spring Peeper	470470	17MH65
2015	Western Chorus Frog	470467	17MH65
2015	Western Chorus Frog	470468	17MH65
2015	Western Chorus Frog	470469	17MH65
2015	Eastern Milksnake	338391	17MH65
2015	Western Chorus Frog	338253	17MH65
2015	Western Chorus Frog	338254	17MH65
2015	Western Chorus Frog	338255	17MH65
2015	Western Chorus Frog	338256	17MH65
2015	Spring Peeper	338257	17MH65
2015	Spring Peeper	338258	17MH65
2015	Spring Peeper	338259	17MH65
2015	Western Chorus Frog	338260	17MH65
2015	Spring Peeper	338261	17MH65
2015	Spring Peeper	338262	17MH65
2015	Gray Treefrog	338263	17MH65
2015	Spring Peeper	338264	17MH65
2015	Spring Peeper	338265	17MH65
2015	Spring Peeper	338266	17MH65
2015	Spring Peeper	338267	17MH65
2015	Western Chorus Frog	338268	17MH65
2015	Spring Peeper	338269	17MH65
2015	Green Frog	338270	17MH65
2015	Spring Peeper	338271	17MH65
2015	Spring Peeper	338272	17MH65
2015	Western Chorus Frog	338273	17MH65
2015	Green Frog	338274	17MH65
2015	Western Chorus Frog	338275	17MH65
2015	Green Frog	338276	17MH65

2015	Western Chorus Frog	338277	17MH65
2015	Green Frog	338278	17MH65
2015	Western Chorus Frog	338279	17MH65
2015	Green Frog	338280	17MH65
2015	Western Chorus Frog	338281	17MH65
2014	Spring Peeper	457520	17MH65
2014	Wood Frog	457521	17MH65
2013	Spring Peeper	41809	17MH65
2013	Northern Leopard Frog	41812	17MH65
2013	Western Chorus Frog	480165	17MH65
2013	Midland Painted Turtle	482795	17MH65
2013	Red-bellied Snake	40963	17MH65
2013	Northern Leopard Frog	41908	17MH65
2013	Midland Painted Turtle	42059	17MH65
2012	Northern Map Turtle	39774	17MH65
2012	Northern Map Turtle	39782	17MH65
2012	Snapping Turtle	41671	17MH65
2012	Eastern Hog-nosed Snake	41570	17MH65
2012	Spotted Salamander	42078	17MH65
2012	Eastern Gartersnake	38472	17MH65
2011	Eastern Milksnake	41693	17MH65
2010	Spring Peeper	39411	17MH65
2010	Western Chorus Frog	39412	17MH65
2010	Green Frog	39413	17MH65
2010	Spring Peeper	39414	17MH65
2010	American Toad	39415	17MH65
2010	Northern Leopard Frog	39416	17MH65
2010	Green Frog	39417	17MH65
2010	Gray Treefrog	39418	17MH65
2010	Eastern Hog-nosed Snake	409639	17MH65
2009	Northern Map Turtle	433796	17MH65
2009	Northern Map Turtle	433797	17MH65
2009	Northern Map Turtle	433798	17MH65
2009	Northern Map Turtle	433799	17MH65
2009	Northern Map Turtle	433800	17MH65
2009	Northern Map Turtle	433801	17MH65
2009	Snapping Turtle	445095	17MH65
2007	Blanding's Turtle	461612	17MH65
2007	Blanding's Turtle	461704	17MH65
2004	Queensnake	369219	17MH65
2003	Eastern Hog-nosed Snake	409563	17MH65
2003	Eastern Hog-nosed Snake	411831	17MH65
2003	Eastern Hog-nosed Snake	411833	17MH65
2003	Eastern Hog-nosed Snake	412082	17MH65
2002	Spring Peeper	41127	17MH65
2002	Northern Leopard Frog	41587	17MH65
2002	Green Frog	41588	17MH65
2002	Spring Peeper	41589	17MH65
2002	Eastern Hog-nosed Snake	411664	17MH65
2001	Western Chorus Frog	39489	17MH65
2001	Spring Peeper	39490	17MH65
2001	Green Frog	39493	17MH65
2001	Spring Peeper	39496	17MH65
2001	Green Frog	39499	17MH65

2000	Green Frog	38761	17MH65
2000	Green Frog	39041	17MH65
2000	Gray Treefrog	39042	17MH65
2000	Spring Peeper	39072	17MH65
2000	Spring Peeper	39073	17MH65
2000	Spring Peeper	39074	17MH65
2000	Spring Peeper	39075	17MH65
2000	Spring Peeper	39076	17MH65
2000	Spring Peeper	39077	17MH65
2000	Spring Peeper	39078	17MH65
2000	Spring Peeper	39079	17MH65
2000	Spring Peeper	39080	17MH65
2000	Spring Peeper	39081	17MH65
2000	Spring Peeper	39082	17MH65
2000	Spring Peeper	39083	17MH65
2000	Spring Peeper	39084	17MH65
2000	Wood Frog	39085	17MH65
2000	Wood Frog	39086	17MH65
2000	Wood Frog	39087	17MH65
2000	Wood Frog	39088	17MH65
2000	Wood Frog	39089	17MH65
2000	Wood Frog	39090	17MH65
2000	Green Frog	39189	17MH65
2000	American Toad	39190	17MH65
2000	American Toad	39191	17MH65
2000	Spring Peeper	39227	17MH65
2000	Spring Peeper	39228	17MH65
2000	Spring Peeper	39229	17MH65
2000	Spring Peeper	39230	17MH65
2000	Spring Peeper	39231	17MH65
2000	Spring Peeper	39232	17MH65
2000	Spring Peeper	39233	17MH65
2000	Spring Peeper	39234	17MH65
2000	Spring Peeper	39235	17MH65
2000	Spring Peeper	39236	17MH65
2000	Spring Peeper	39237	17MH65
2000	Spring Peeper	39238	17MH65
2000	Spring Peeper	39239	17MH65
2000	Spring Peeper	39240	17MH65
2000	Spring Peeper	39241	17MH65
2000	Northern Leopard Frog	39242	17MH65
2000	Northern Leopard Frog	39243	17MH65
2000	Northern Leopard Frog	39244	17MH65
2000	Northern Leopard Frog	39245	17MH65
2000	Northern Leopard Frog	39246	17MH65
2000	Northern Leopard Frog	39247	17MH65
2000	Northern Leopard Frog	39248	17MH65
2000	Gray Treefrog	39491	17MH65
2000	Spring Peeper	39492	17MH65
2000	American Toad	39494	17MH65
2000	Green Frog	39495	17MH65
2000	Green Frog	39497	17MH65
2000	Spring Peeper	39498	17MH65
1999	Spring Peeper	38517	17MH65

1999	Wood Frog	38518	17MH65
1999	Spring Peeper	39043	17MH65
1999	Spring Peeper	39044	17MH65
1999	Spring Peeper	39045	17MH65
1999	Spring Peeper	39046	17MH65
1999	Spring Peeper	39047	17MH65
1999	Spring Peeper	39048	17MH65
1999	Spring Peeper	39049	17MH65
1999	Spring Peeper	39050	17MH65
1999	Spring Peeper	39051	17MH65
1999	Spring Peeper	39052	17MH65
1999	Spring Peeper	39053	17MH65
1999	Spring Peeper	39054	17MH65
1999	Spring Peeper	39055	17MH65
1999	Spring Peeper	39056	17MH65
1999	Spring Peeper	39057	17MH65
1999	Spring Peeper	39058	17MH65
1999	Spring Peeper	39059	17MH65
1999	Spring Peeper	39060	17MH65
1999	Spring Peeper	39061	17MH65
1999	Spring Peeper	39062	17MH65
1999	Spring Peeper	39063	17MH65
1999	Spring Peeper	39064	17MH65
1999	Wood Frog	39065	17MH65
1999	Wood Frog	39066	17MH65
1999	Wood Frog	39067	17MH65
1999	Wood Frog	39068	17MH65
1999	Wood Frog	39069	17MH65
1999	Wood Frog	39070	17MH65
1999	Wood Frog	39071	17MH65
1999	Green Frog	39183	17MH65
1999	American Toad	39184	17MH65
1999	American Toad	39185	17MH65
1999	American Toad	39186	17MH65
1999	American Toad	39187	17MH65
1999	American Toad	39188	17MH65
1999	Spring Peeper	39192	17MH65
1999	Spring Peeper	39193	17MH65
1999	Spring Peeper	39194	17MH65
1999	Spring Peeper	39195	17MH65
1999	Spring Peeper	39196	17MH65
1999	Spring Peeper	39197	17MH65
1999	Spring Peeper	39198	17MH65
1999	Spring Peeper	39199	17MH65
1999	Spring Peeper	39200	17MH65
1999	Spring Peeper	39201	17MH65
1999	Spring Peeper	39202	17MH65
1999	Spring Peeper	39203	17MH65
1999	Spring Peeper	39204	17MH65
1999	Spring Peeper	39205	17MH65
1999	Spring Peeper	39206	17MH65
1999	Spring Peeper	39207	17MH65
1999	Spring Peeper	39208	17MH65
1999	Spring Peeper	39209	17MH65

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1999	Spring Peeper	39211	17MH65
1999	Spring Peeper	39212	17MH65
1999	Spring Peeper	39213	17MH65
1999	Northern Leopard Frog	39214	17MH65
1999	Northern Leopard Frog	39215	17MH65
1999	Northern Leopard Frog	39216	17MH65
1999	Northern Leopard Frog	39217	17MH65
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1999	Northern Leopard Frog	39220	17MH65
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1999	Northern Leopard Frog	39222	17MH65
1999	Northern Leopard Frog	39223	17MH65
1999	Northern Leopard Frog	39224	17MH65
1999	Northern Leopard Frog	39225	17MH65
1999	Northern Leopard Frog	39226	17MH65
1997	Western Chorus Frog	338393	17MH65
1997	Queensnake	369182	17MH65
1997	Queensnake	369187	17MH65
1995	Snapping Turtle	440858	17MH65
1994	American Toad	39723	17MH65
1994	Spring Peeper	39724	17MH65
1994	Spring Peeper	39856	17MH65
1994	American Toad	39857	17MH65
1994	American Toad	40017	17MH65
1994	Spring Peeper	40018	17MH65
1994	American Toad	40020	17MH65
1994	Spring Peeper	40021	17MH65
1994	American Toad	40320	17MH65
1994	Spring Peeper	40321	17MH65
1994	Gray Treefrog	41260	17MH65
1994	Northern Leopard Frog	41262	17MH65
1994	Spring Peeper	41552	17MH65
1994	Spring Peeper	41594	17MH65
1994	American Toad	41595	17MH65
1994	Gray Treefrog	41596	17MH65
1994	American Toad	41684	17MH65
1994	Spring Peeper	41685	17MH65
1994	Gray Treefrog	41979	17MH65
1994	Spring Peeper	41980	17MH65
1994	Green Frog	41981	17MH65
1994	Northern Leopard Frog	41982	17MH65
1994	Eastern Red-backed Salamander	41983	17MH65
1994	Eastern Red-backed Salamander	41984	17MH65
1994	Eastern Red-backed Salamander	41985	17MH65
1994	American Toad	42027	17MH65
1994	American Toad	42031	17MH65
1994	Spring Peeper	42033	17MH65
1994	American Toad	42064	17MH65
1994	Spring Peeper	42065	17MH65
1994	Spring Peeper	42066	17MH65
1994	Spring Peeper	42142	17MH65
1994	Spring Peeper	42332	17MH65

1994	Spring Peeper	42485	17MH65
1994	Spring Peeper	43017	17MH65
1994	Northern Map Turtle	434897	17MH65
1994	Northern Map Turtle	434898	17MH65
1994	Northern Map Turtle	434905	17MH65
1994	Northern Map Turtle	434912	17MH65
1994	Northern Map Turtle	434921	17MH65
1994	Northern Map Turtle	434923	17MH65
1994	Northern Map Turtle	434924	17MH65
1994	Northern Map Turtle	434925	17MH65
1994	Northern Map Turtle	434926	17MH65
1994	Northern Map Turtle	434927	17MH65
1994	Northern Map Turtle	434928	17MH65
1994	Northern Map Turtle	434930	17MH65
1994	Northern Map Turtle	434931	17MH65
1994	Northern Map Turtle	434932	17MH65
1994	Eastern Gartersnake	41261	17MH65
1993	Green Frog	38729	17MH65
1993	Green Frog	38928	17MH65
1993	Green Frog	38929	17MH65
1993	American Toad	38974	17MH65
1993	Green Frog	38994	17MH65
1993	American Toad	38995	17MH65
1993	Wood Frog	39095	17MH65
1993	Spring Peeper	39096	17MH65
1993	Green Frog	39256	17MH65
1993	Green Frog	39288	17MH65
1993	Midland Painted Turtle	39289	17MH65
1993	Gray Treefrog	39290	17MH65
1993	Midland Painted Turtle	39291	17MH65
1993	American Bullfrog	39292	17MH65
1993	Green Frog	39293	17MH65
1993	Northern Leopard Frog	39294	17MH65
1993	Spring Peeper	39295	17MH65
1993	Midland Painted Turtle	39317	17MH65
1993	Midland Painted Turtle	39318	17MH65
1993	Green Frog	39319	17MH65
1993	Midland Painted Turtle	39344	17MH65
1993	Green Frog	39345	17MH65
1993	American Bullfrog	39346	17MH65
1993	Green Frog	39557	17MH65
1993	American Bullfrog	39558	17MH65
1993	Green Frog	39560	17MH65
1993	American Toad	39561	17MH65
1993	Green Frog	39582	17MH65
1993	Green Frog	39587	17MH65
1993	American Toad	39588	17MH65
1993	Green Frog	39705	17MH65
1993	Midland Painted Turtle	39708	17MH65
1993	Northern Leopard Frog	39709	17MH65
1993	American Toad	39710	17MH65
1993	Midland Painted Turtle	39713	17MH65
1993	Green Frog	39872	17MH65
1993	Midland Painted Turtle	39873	17MH65

1993	Northern Leopard Frog	39874	17MH65
1993	American Toad	39882	17MH65
1993	Gray Treefrog	39922	17MH65
1993	American Toad	40022	17MH65
1993	Green Frog	40102	17MH65
1993	Wood Frog	40103	17MH65
1993	Green Frog	40104	17MH65
1993	American Toad	40105	17MH65
1993	American Toad	40135	17MH65
1993	American Toad	40789	17MH65
1993	Green Frog	40929	17MH65
1993	Northern Leopard Frog	40930	17MH65
1993	American Toad	40931	17MH65
1993	Green Frog	40932	17MH65
1993	American Toad	40933	17MH65
1993	Gray Treefrog	40934	17MH65
1993	Spring Peeper	40935	17MH65
1993	Green Frog	40936	17MH65
1993	Green Frog	41860	17MH65
1993	Northern Leopard Frog	41861	17MH65
1993	American Toad	41862	17MH65
1993	American Toad	42666	17MH65
1993	Spring Peeper	42774	17MH65
1993	American Toad	42955	17MH65
1993	Northern Map Turtle	434849	17MH65
1993	Northern Map Turtle	434868	17MH65
1993	Northern Map Turtle	434869	17MH65
1993	Snapping Turtle	443599	17MH65
1993	Eastern Gartersnake	40937	17MH65
1993	Eastern Gartersnake	42141	17MH65
1992	American Toad	40004	17MH65
1992	Dekay's Brownsnake	40891	17MH65
1992	Eastern Red-backed Salamander	40892	17MH65
1992	American Toad	40893	17MH65
1992	Gray Treefrog	41263	17MH65
1992	American Toad	41264	17MH65
1992	Northern Leopard Frog	41792	17MH65
1992	Spring Peeper	41793	17MH65
1992	Eastern Hog-nosed Snake	411393	17MH65
1992	Eastern Hog-nosed Snake	411394	17MH65
1991	American Toad	41064	17MH65
1991	Green Frog	41542	17MH65
1991	American Toad	41543	17MH65
1991	Northern Leopard Frog	41816	17MH65
1991	Northern Watersnake	42063	17MH65
1991	Northern Map Turtle	434807	17MH65
1990	Midland Painted Turtle	38495	17MH65
1990	American Toad	38695	17MH65
1990	American Toad	40735	17MH65
1990	American Toad	41814	17MH65
1990	Northern Leopard Frog	41815	17MH65
1990	Northern Map Turtle	434758	17MH65
1990	Northern Map Turtle	434760	17MH65
1990	Northern Map Turtle	434761	17MH65

1990	Northern Map Turtle	434763	17MH65
1990	Northern Map Turtle	434778	17MH65
1990	Northern Map Turtle	434781	17MH65
1990	Northern Map Turtle	434786	17MH65
1990	Northern Map Turtle	434787	17MH65
1990	Northern Map Turtle	434788	17MH65
1989	Spring Peeper	39296	17MH65
1989	Northern Leopard Frog	41790	17MH65
1989	Spring Peeper	41791	17MH65
1989	Pickerel Frog	42323	17MH65
1989	Northern Leopard Frog	42324	17MH65
1989	Green Frog	42660	17MH65
1989	Northern Leopard Frog	42661	17MH65
1989	Green Frog	43004	17MH65
1989	American Toad	43005	17MH65
1989	Northern Leopard Frog	43006	17MH65
1989	Snapping Turtle	442955	17MH65
1988	Midland Painted Turtle	38930	17MH65
1988	Eastern Milksnake	42067	17MH65
1988	Eastern Milksnake	432650	17MH65
1987	American Toad	38468	17MH65
1987	Green Frog	40096	17MH65
1987	American Toad	40097	17MH65
1987	Northern Leopard Frog	40098	17MH65
1987	Northern Leopard Frog	42116	17MH65
1987	Northern Map Turtle	434425	17MH65
1987	Eastern Gartersnake	41674	17MH65
1986	Midland Painted Turtle	38519	17MH65
1986	Gray Treefrog	40969	17MH65
1986	Northern Map Turtle	434399	17MH65
1986	Snapping Turtle	439455	17MH65
1986	Snapping Turtle	439717	17MH65
1985	Blanding's Turtle	41134	17MH65
1985	Eastern Gartersnake	41139	17MH65
1976	Queensnake	369034	17MH65
1976	Queensnake	369080	17MH65
1973	American Toad	41142	17MH65
1973	Green Frog	41144	17MH65
1972	Green Frog	41136	17MH65
1972	Northern Leopard Frog	41137	17MH65
1964	Northern Watersnake	41146	17MH65
1962	Eastern Hog-nosed Snake	410196	17MH65
1962	Eastern Hog-nosed Snake	410197	17MH65
1962	Eastern Hog-nosed Snake	410198	17MH65
1962	Eastern Hog-nosed Snake	410199	17MH65
1961	Eastern Hog-nosed Snake	410187	17MH65
1961	Eastern Hog-nosed Snake	410188	17MH65
1960	Eastern Hog-nosed Snake	409788	17MH65
1960	Eastern Hog-nosed Snake	410179	17MH65
1960	Eastern Hog-nosed Snake	410184	17MH65
1960	Eastern Hog-nosed Snake	410185	17MH65
1882	Queensnake	369013	17MH65
1882	Queensnake	369014	17MH65

Species list, starting with the species with the fewest records, for square 17MH65



All species

Number of rows of data displayed below: .

Species #	Common Name	Scientific Name	# of Records	Earliest in Yr (adults)	Latest in Yr (adults)	Earliest Yr	Latest Yr
107	Edwards' Hairstreak	Satyrrium edwardsii	1	July 13	July 13	1901	1901
136	Aphrodite Fritillary	Argynnis aphrodite	1	July 13	July 13	1901	1901
40	Leonard's Skipper	Hesperia leonardus	1	July 11	July 11	1934	1934
33	Long Dash Skipper	Polites mystic	1	June 6	June 6	1975	1975
87	American Copper	Lycaena hypophlaeas	1	July 13	July 13	2004	2004
105	Hickory Hairstreak	Satyrrium caryaevorus	1	July 17	July 17	2004	2004
3	Southern Cloudywing	Thorybes bathyllus	1	July 6	July 6	2005	2005
42	Mulberry Wing	Poanes massasoit	1	July 6	July 6	2005	2005
166	Pearl Crescent	Phyciodes tharos	1	May 29	May 29	2006	2006
102	Coral Hairstreak	Satyrrium titus	1	July 12	July 12	2008	2008
127	Variiegated Fritillary	Euptoieta claudia	1	July 30	July 30	2012	2012
12	Dreamy Duskywing	Erynnis icelus	1	Apr. 27	Apr. 27	2017	2017
43	Broad-winged Skipper	Poanes viator	1	July 25	July 25	2020	2020
86	Harvester	Feniseca tarquinius	1	Aug. 15	Aug. 15	2020	2020
155	Gray Comma	Polygonia progne	1	July 31	July 31	2023	2023
144	Limenitis sp.	Limenitis sp.	1			2023	2023
13	Sleepy Duskywing	Erynnis brizo	2	May 10	May 13	1970	1971
88	Bronze Copper	Tharsalea hyllus	2	June 24	Aug. 18	1952	2003
32	Crossline Skipper	Polites origenes	2	July 6	July 12	2005	2020
95	Eastern Pine Elfin	Callophrys niphon	2	June 4	June 21	2020	2021
54	Least Skipper	Ancyloxypha numitor	2	Aug. 8	Aug. 20	2003	2024
56	Pipevine Swallowtail	Battus philenor	2	Aug. 30	Sep. 2	2024	2024
131	Meadow Fritillary	Boloria bellona	3	July 4	July 28	1901	2005
104	Striped Hairstreak	Satyrrium liparops	3	July 6	July 25	2004	2007
108	Acadian Hairstreak	Satyrrium acadica	4	July 5	July 13	1901	2008
147	Milbert's Tortoiseshell	Aglais milberti	5	Mar. 27	July 23	1977	2020
124	American Snout	Libytheana carinenta	5	June 18	Sep. 15	2004	2024
37	Little Glassywing	Vernia verna	5	June 20	July 7	2007	2024
174	Appalachian Brown	Lethe appalachia	5	June 16	July 15	2005	2024
113	Northern Azure	Celastrina lucia	6	Apr. 15	June 3	2006	2008
64	Tiger Swallowtail Complex	Pterourus glaucus complex	6	July 16	Aug. 11	2020	2024
10	Common Checkered Skipper	Burnsius communis	6	July 12	Oct. 3	2022	2024
29	Delaware Skipper	Anatrytone logan	7	June 26	Sep. 3	2005	2023
35	Peck's Skipper	Polites coras	7	May 23	Sep. 1	1901	2024
164	Silvery Checkerspot	Chlosyne nycteis	8	June 16	July 17	2004	2019
159	Painted Lady	Vanessa cardui	8	June 8	Oct. 6	2012	2024
60	Spicebush Swallowtail	Pterourus troilus	10	May 19	Aug. 10	2000	2022
34	Tawny-edged Skipper	Polites themistocles	10	May 29	Sep. 2	2004	2023

169	Crescent sp.	Phyciodes sp.	10	June 4	Oct. 1	2022	2024
161	Common Buckeye	Junonia coenia	10	Aug. 25	Nov. 6	2022	2024
115	Summer Azure	Celastrina neglecta	11	June 9	Aug. 13	2003	2024
44	Hobomok Skipper	Lon hobomok	12	May 20	June 29	1930	2023
162	Baltimore Checkerspot	Euphydryas phaeton	13	June 24	July 17	1934	2011
59	Eastern Giant Swallowtail	Heraclides cresphontes	13	May 14	Aug. 7	1988	2024
116	Azure sp.	Celastrina sp.	13	Apr. 25	Aug. 13	2003	2024
158	American Lady	Vanessa virginiensis	13	May 12	Oct. 7	2007	2024
4	Northern Cloudywing	Thorybes pylades	14	June 4	July 17	2004	2023
15	Juvenal's Duskywing	Erynnis juvenalis	14	May 4	June 7	1922	2024
6	Silver-spotted Skipper	Epargyreus clarus	14	June 2	Sep. 19	2004	2024
61	Eastern Tiger Swallowtail	Pterourus glaucus	14	May 2	Sep. 2	2007	2024
36	Northern Broken-Dash	Polites egeremet	15	July 6	Aug. 17	2003	2023
28	Dun Skipper	Euphyes vestris	15	July 1	Aug. 16	2003	2024
19	Wild Indigo Duskywing	Erynnis baptisiae	17	May 26	Oct. 2	2018	2024
106	Banded Hairstreak	Satyrrium calanus	18	June 16	July 29	1952	2021
71	Orange Sulphur	Colias eurytheme	19	June 3	Oct. 10	2004	2024
50	European Skipper	Thymelicus lineola	20	June 11	July 16	2004	2024
152	Question Mark	Polygonia interrogationis	20	May 10	Oct. 10	2007	2024
117	Eastern Tailed Blue	Cupido comyntas	21	May 12	Oct. 10	2005	2024
145	Hackberry Emperor	Asterocampa celtis	23	June 9	Aug. 26	1977	2024
172	Northern Pearly-Eye	Lethe anthedon	23	June 16	Aug. 4	2004	2024
70	Clouded Sulphur	Colias philodice	24	May 13	Nov. 6	1901	2024
167	Northern Crescent	Phyciodes cocyta	25	May 20	Oct. 6	2003	2024
146	Tawny Emperor	Asterocampa clyton	27	June 29	Aug. 26	1977	2024
141	Red-spotted Purple	Limenitis arthemis astyanax	29	May 28	Aug. 25	2007	2024
83	Cabbage White	Pieris rapae	30	Apr. 18	Oct. 20	2004	2024
138	Viceroy	Limenitis archippus	31	May 20	Oct. 10	1960	2024
135	Great Spangled Fritillary	Argynnis cybele	31	June 12	Sep. 29	1901	2024
171	Common Ringlet	Coenonympha californica	33	May 20	Sep. 3	1996	2024
58	Black Swallowtail	Papilio polyxenes	36	May 1	Sep. 15	1977	2024
151	Mourning Cloak	Nymphalis antiopa	38	Mar. 21	Aug. 6	1953	2024
153	Eastern Comma	Polygonia comma	38	Mar. 4	Oct. 24	1977	2024
175	Little Wood-Satyr	Megisto cymela	40	May 29	July 25	1976	2024
176	Common Wood-Nymph	Cercyonis pegala	41	June 23	Aug. 23	2003	2024
160	Red Admiral	Vanessa atalanta	46	Apr. 10	Sep. 15	2006	2024
125	Monarch	Danaus plexippus	88	June 4	Nov. 8	2004	2024

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eBird Hotspot Mapping

The screenshot displays the eBird Hotspot Mapping interface. At the top left is the eBird logo. Below it is a search bar labeled 'Hotspot:' with the placeholder text 'Enter hotspot name...'. To the right of the search bar is a 'DATE:' dropdown menu currently set to 'Year-round'. The main area is a map of Komoka, ON, showing streets like Union Ave, Oxbow Dr, and Glendon Dr. A popup window is centered on the map, titled 'Komoka Prairie' with the location 'Middlesex, CA-ON'. The popup indicates it is 'Year-round, All years' and shows 53 species and 13 checklists. It includes links for 'Bar Charts', 'High counts', and 'Directions', along with 'Submit data' and 'View Details' buttons. The map background shows various landmarks and businesses, including Patima Cloth Alteration, Country Terrace, Komoka Community Centre, Hoskin Feed & Country Store, Foodland - Komoka, Komoka Wellness Centre, Covenant Orthodox Presbyterian Church, xilbnib, Lens Love Creations, EdgeWater Estates, Adam Legg Mortgages, Komoka Kilworth Home Hardware, Gingerbread House Bakery, and Kilworth Rivers Edge Park.

Change Region ▾

Komoka Prairie Middlesex, Ontario, Canada



▶ HOTSPOT NAVIGATION

Bird List

Updated ~24 seconds ago

53
All Years

21
This Year

0
This Month

Last Observed
First Observed
High Count
Custom Time Period ▾

SPECIES NAME	COUNT	DATE ▾	OBSERVER	LOCATION
1. Canada Goose <i>Branta canadensis</i>	5	23 Mar 2025	L. Scott Milne	Komoka Prairie
2. Ring-necked Duck <i>Aythya collaris</i>	4	23 Mar 2025	L. Scott Milne	Komoka Prairie
3. Mourning Dove <i>Zenaida macroura</i>	5	23 Mar 2025	L. Scott Milne	Komoka Prairie
4. Killdeer <i>Charadrius vociferus</i>	6	23 Mar 2025	L. Scott Milne	Komoka Prairie
5. Turkey Vulture <i>Cathartes aura</i>	2	23 Mar 2025	L. Scott Milne	Komoka Prairie
6. Downy Woodpecker <i>Dryobates pubescens</i>	1	23 Mar 2025	L. Scott Milne	Komoka Prairie
7. Blue Jay <i>Cyanocitta cristata</i>	1	23 Mar 2025	L. Scott Milne	Komoka Prairie
8. American Crow <i>Corvus brachyrhynchos</i>	1	23 Mar 2025	L. Scott Milne	Komoka Prairie
9. European Starling <i>Sturnus vulgaris</i>	* 15	23 Mar 2025	L. Scott Milne	Komoka Prairie
10. American Robin <i>Turdus migratorius</i>	17	23 Mar 2025	L. Scott Milne	Komoka Prairie
11. House Sparrow <i>Passer domesticus</i>	* 2	23 Mar 2025	L. Scott Milne	Komoka Prairie
12. Dark-eyed Junco <i>Junco hyemalis</i>	5	23 Mar 2025	L. Scott Milne	Komoka Prairie
13. Song Sparrow <i>Melospiza melodia</i>	1	23 Mar 2025	L. Scott Milne	Komoka Prairie
14. Red-winged Blackbird <i>Agelaius phoeniceus</i>	4	23 Mar 2025	L. Scott Milne	Komoka Prairie
15. Brown-headed Cowbird <i>Molothrus ater</i>	3	23 Mar 2025	L. Scott Milne	Komoka Prairie

16.	Common Grackle <i>Quiscalus quiscula</i>	3	23 Mar 2025	L. Scott Milne	Komoka Prairie
17.	Northern Cardinal <i>Cardinalis cardinalis</i>	1	23 Mar 2025	L. Scott Milne	Komoka Prairie
18.	Mallard <i>Anas platyrhynchos</i>	2	16 Mar 2025	L. Scott Milne	Komoka Prairie
19.	Bufflehead <i>Bucephala albeola</i>	2	16 Mar 2025	L. Scott Milne	Komoka Prairie
20.	Great Blue Heron <i>Ardea herodias</i>	1	16 Mar 2025	L. Scott Milne	Komoka Prairie
21.	Red-tailed Hawk <i>Buteo jamaicensis</i>	1	16 Mar 2025	L. Scott Milne	Komoka Prairie
22.	Rock Pigeon <i>Columba livia</i> *	4	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
23.	Double-crested Cormorant <i>Nannopterum auritum</i>	1	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
24.	Northern Flicker <i>Colaptes auratus</i>	2	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
25.	American Kestrel <i>Falco sparverius</i>	1	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
26.	Black-capped Chickadee <i>Poecile atricapillus</i>	3	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
27.	Barn Swallow <i>Hirundo rustica</i>	1	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
28.	Northern House Wren <i>Troglodytes aedon</i>	3	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
29.	Gray Catbird <i>Dumetella carolinensis</i>	1	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
30.	Swainson's Thrush <i>Catharus ustulatus</i>	2	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
31.	Cedar Waxwing <i>Bombycilla cedrorum</i>	5	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
32.	American Goldfinch <i>Spinus tristis</i>	3	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
33.	Chipping Sparrow <i>Spizella passerina</i>	2	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
34.	Eastern Towhee <i>Pipilo erythrophthalmus</i>	1	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
35.	Common Yellowthroat <i>Geothlypis trichas</i>	3	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
36.	Indigo Bunting <i>Passerina cyanea</i>	1	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
37.	Swamp Sparrow <i>Melospiza georgiana</i>	1	24 Jul 2023	L. Scott Milne	Komoka Prairie
38.	White-breasted Nuthatch <i>Sitta carolinensis</i>	1	26 Mar 2023	L. Scott Milne	Komoka Prairie
39.	Eastern Meadowlark <i>Sturnella magna</i>	1	26 Mar 2023	L. Scott Milne	Komoka Prairie

40.	Great Crested Flycatcher <i>Myiarchus crinitus</i>	1	10 Sep 2022	Quinten Wiegiersma	Komoka Prairie
41.	Red-eyed Vireo <i>Vireo olivaceus</i>	1	10 Sep 2022	Quinten Wiegiersma	Komoka Prairie
42.	Eastern Bluebird <i>Sialia sialis</i>	6	10 Sep 2022	Quinten Wiegiersma	Komoka Prairie
43.	Blackpoll Warbler <i>Setophaga striata</i>	2	10 Sep 2022	Quinten Wiegiersma	Komoka Prairie
44.	Pied-billed Grebe <i>Podilymbus podiceps</i>	2	8 Apr 2022	L. Scott Milne	Komoka Prairie
45.	House Finch <i>Haemorhous mexicanus</i>	* 2	8 Apr 2022	L. Scott Milne	Komoka Prairie
46.	Mute Swan <i>Cygnus olor</i>	* 2	25 Mar 2022	L. Scott Milne	Komoka Prairie
47.	Hooded Merganser <i>Lophodytes cucullatus</i>	5	8 Aug 2021	Uncle Tibby	Komoka Prairie
48.	Wild Turkey <i>Meleagris gallopavo</i>	11	8 Aug 2021	Uncle Tibby	Komoka Prairie
49.	Bald Eagle <i>Haliaeetus leucocephalus</i>	5	4 Nov 2020	Lucas Foerster	Komoka Prairie
50.	Red-bellied Woodpecker <i>Melanerpes carolinus</i>	2	4 Nov 2020	Lucas Foerster	Komoka Prairie
51.	American Tree Sparrow <i>Spizelloides arborea</i>	2	4 Nov 2020	Lucas Foerster	Komoka Prairie
52.	Ring-billed Gull <i>Larus delawarensis</i>	1	5 Sep 2020	L. Scott Milne	Komoka Prairie
53.	Chestnut-sided Warbler <i>Setophaga pensylvanica</i>	1	23 Aug 2018	Reuven Martin	Komoka Prairie

ADDITIONAL TAXA (3)

	new world warbler sp. <i>Parulidae sp.</i>	3	3 Sep 2024	Quinten Wiegiersma	Komoka Prairie
	Domestic goose sp. (Domestic type) <i>Anser sp. (Domestic type)</i>	* 1	8 Aug 2021	Uncle Tibby	Komoka Prairie
	peep sp. <i>Calidris sp. (peep sp.)</i>	1	8 Aug 2021	Uncle Tibby	Komoka Prairie

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Bird List

Updated ~6 seconds ago

📍 175
All Years

📍 25
This Year
2025

📍 13
This Month
Feb 2025

Last Observed

First Observed

High Count

Custom Time Period ▾

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SPECIES NAME	COUNT	DATE ▾	OBSERVER	LOCATION
1. Canada Goose <i>Branta canadensis</i>	50	18 Feb 2025	Maria Cohoon	London--Komoka Pits
2. Mute Swan <i>Cygnus olor</i>	* 2	18 Feb 2025	Maria Cohoon	London--Komoka Pits
3. Gadwall <i>Mareca strepera</i>	2	18 Feb 2025	Maria Cohoon	London--Komoka Pits
4. Mallard <i>Anas platyrhynchos</i>	85	18 Feb 2025	Maria Cohoon	London--Komoka Pits
5. American Black Duck <i>Anas rubripes</i>	3	18 Feb 2025	Maria Cohoon	London--Komoka Pits
6. Redhead <i>Aythya americana</i>	3	18 Feb 2025	Maria Cohoon	London--Komoka Pits
7. Hooded Merganser <i>Lophodytes cucullatus</i>	1	18 Feb 2025	Maria Cohoon	London--Komoka Pits
8. House Finch <i>Haemorhous mexicanus</i>	* 1	18 Feb 2025	Maria Cohoon	London--Komoka Pits
9. Snow Goose <i>Anser caerulescens</i>	1	13 Feb 2025	Laure Wilson Neish	London--Komoka Pits
10. Canvasback <i>Aythya valisineria</i>	1	13 Feb 2025	Laure Wilson Neish	London--Komoka Pits
11. Mourning Dove <i>Zenaida macroura</i>	1	13 Feb 2025	Maria Cohoon	London--Komoka Pits
12. American Goldfinch <i>Spinus tristis</i>	2	13 Feb 2025	Maria Cohoon	London--Komoka Pits
13. White-crowned Sparrow <i>Zonotrichia leucophrys</i>	2	13 Feb 2025	Maria Cohoon	London--Komoka Pits
14. Wild Turkey <i>Meleagris gallopavo</i>	10	30 Jan 2025	Laure Wilson Neish	London--Komoka Pits
15. Lesser Scaup <i>Aythya affinis</i>	1	4 Jan 2025	Laure Wilson Neish	London--Komoka Pits
16. Common Goldeneye <i>Bucephala clangula</i>	2	4 Jan 2025	Gordon Payne	London--Komoka Pits
17. Downy Woodpecker	2	4 Jan 2025	Gordon Payne	London--Komoka Pits

Dryobates pubescens












18.	Blue Jay <i>Cyanocitta cristata</i>	1	4 Jan 2025	Gordon Payne	London--Komoka Pits	
19.	Black-capped Chickadee <i>Poecile atricapillus</i>	2	4 Jan 2025	Gordon Payne	London--Komoka Pits	
20.	Northern Cardinal <i>Cardinalis cardinalis</i>	1	4 Jan 2025	Gordon Payne	London--Komoka Pits	
21.	Bufflehead <i>Bucephala albeola</i>	1	3 Jan 2025	Gordon Payne	London--Komoka Pits	
22.	Common Merganser <i>Mergus merganser</i>	25	1 Jan 2025	Alexander R	London--Komoka Pits	 
23.	American Crow <i>Corvus brachyrhynchos</i>	1	1 Jan 2025	Alexander R	London--Komoka Pits	
24.	Dark-eyed Junco <i>Junco hyemalis</i>	2	1 Jan 2025	Alexander R	London--Komoka Pits	
25.	European Starling <i>Sturnus vulgaris</i>	* 1	1 Jan 2025	Alexander R	London--Komoka Pits	
26.	Long-tailed Duck <i>Clangula hyemalis</i>	1	30 Dec 2024	Gordon Payne	London--Komoka Pits	
27.	Ruddy Duck <i>Oxyura jamaicensis</i>	2	30 Dec 2024	Gordon Payne	London--Komoka Pits	
28.	Belted Kingfisher <i>Megasceryle alcyon</i>	1	30 Dec 2024	Gordon Payne	London--Komoka Pits	
29.	Greater Scaup <i>Aythya marila</i>	1	30 Dec 2024	Alexander R	London--Komoka Pits	 
30.	American Herring Gull <i>Larus smithsonianus</i>	1	30 Dec 2024	Alexander R	London--Komoka Pits	
31.	Ring-necked Duck <i>Aythya collaris</i>	5	28 Dec 2024	C D	London--Komoka Pits	 
32.	Ring-billed Gull <i>Larus delawarensis</i>	1	28 Dec 2024	C D	London--Komoka Pits	
33.	Bald Eagle <i>Haliaeetus leucocephalus</i>	1	26 Dec 2024	Laure Wilson Neish	London--Komoka Pits	
34.	Tundra Swan <i>Cygnus columbianus</i>	1	25 Dec 2024	Gordon Payne	London--Komoka Pits	 
35.	Red-tailed Hawk <i>Buteo jamaicensis</i>	1	25 Dec 2024	Gordon Payne	London--Komoka Pits	
36.	Greater White-fronted Goose <i>Anser albifrons</i>	1	22 Dec 2024	Alexander R	London--Komoka Pits	
37.	Cackling Goose <i>Branta hutchinsii</i>	1	18 Dec 2024	Laure Wilson Neish	London--Komoka Pits	
38.	Red-bellied Woodpecker <i>Melanerpes carolinus</i>	1	18 Dec 2024	Laure Wilson Neish	London--Komoka Pits	
39.	Song Sparrow <i>Melospiza melodia</i>	1	18 Dec 2024	Laure Wilson Neish	London--Komoka Pits	
40.	American Tree Sparrow	2	14 Dec 2024	Lucas Foerster	London--Komoka Pits	







41.	Sharp-shinned Hawk <i>Accipiter striatus</i>	1	14 Dec 2024	Lucas Foerster	London--Komoka Pits	
42.	Double-crested Cormorant <i>Nannopterum auritum</i>	2	1 Dec 2024	Lillian G	London--Komoka Pits	 
43.	Horned Grebe <i>Podiceps auritus</i>	1	26 Nov 2024	Laure Wilson Neish	London--Komoka Pits	
44.	Green-winged Teal <i>Anas crecca</i>	4	24 Nov 2024	Dave Jolly	London--Komoka Pits	
45.	American Wigeon <i>Mareca americana</i>	1	2 Nov 2024	Laure Wilson Neish	London--Komoka Pits	
46.	Cooper's Hawk <i>Astur cooperii</i>	1	2 Nov 2024	Laure Wilson Neish	London--Komoka Pits	
47.	American Robin <i>Turdus migratorius</i>	1	2 Nov 2024	Laure Wilson Neish	London--Komoka Pits	
48.	Killdeer <i>Charadrius vociferus</i>	1	14 Jul 2024	Alexander R	London--Komoka Pits	
49.	Turkey Vulture <i>Cathartes aura</i>	1	14 Jul 2024	Alexander R	London--Komoka Pits	
50.	Eastern Kingbird <i>Tyrannus tyrannus</i>	1	14 Jul 2024	Alexander R	London--Komoka Pits	
51.	Common Grackle <i>Quiscalus quiscula</i>	3	14 Jul 2024	Alexander R	London--Komoka Pits	
52.	Barn Swallow <i>Hirundo rustica</i>	4	11 Jul 2024	Alexander R	London--Komoka Pits	
53.	Red-winged Blackbird <i>Agelaius phoeniceus</i>	1	11 Jul 2024	Alexander R	London--Komoka Pits	
54.	Common Loon <i>Gavia immer</i>	1	22 May 2024	Maria Cohoon	London--Komoka Pits	
55.	Yellow Warbler <i>Setophaga petechia</i>	1	22 May 2024	Maria Cohoon	London--Komoka Pits	
56.	Tree Swallow <i>Tachycineta bicolor</i>	1	6 May 2024	Alexander R	London--Komoka Pits	
57.	Northern Flicker <i>Colaptes auratus</i>	1	27 Apr 2024	Alexander R	London--Komoka Pits	
58.	Osprey <i>Pandion haliaetus</i>	1	27 Apr 2024	Alexander R	London--Komoka Pits	
59.	Wood Duck <i>Aix sponsa</i>	2	22 Apr 2024	Bill Lindley	London--Komoka Pits	
60.	House Sparrow <i>Passer domesticus</i>	* 2	22 Apr 2024	Bill Lindley	London--Komoka Pits	
61.	Palm Warbler <i>Setophaga palmarum</i>	1	22 Apr 2024	Laure Wilson Neish	London--Komoka Pits	
62.	Yellow-rumped Warbler <i>Setophaga coronata</i>	1	22 Apr 2024	Laure Wilson Neish	London--Komoka Pits	
63.	Yellow-bellied Sapsucker <i>Sphyrapicus varius</i>	1	21 Apr 2024	Kevin Kemmish	London--Komoka Pits	

64.	Hairy Woodpecker <i>Dryobates villosus</i>	2	21 Apr 2024	Kevin Kemmish	London--Komoka Pits	
65.	Brown-headed Cowbird <i>Molothrus ater</i>	1	21 Apr 2024	Kevin Kemmish	London--Komoka Pits	
66.	Great Blue Heron <i>Ardea herodias</i>	1	11 Apr 2024	Dave Jolly	London--Komoka Pits	
67.	Sandhill Crane <i>Antigone canadensis</i>	1	16 Mar 2024	Margo Does	London--Komoka Pits	
68.	Eastern Bluebird <i>Sialia sialis</i>	2	12 Mar 2024	Margo Does	London--Komoka Pits	
69.	Eastern Meadowlark <i>Sturnella magna</i>	1	12 Mar 2024	Margo Does	London--Komoka Pits	
70.	Golden-crowned Kinglet <i>Regulus satrapa</i>	2	31 Dec 2023	Maria Cohoon	London--Komoka Pits	
71.	White-breasted Nuthatch <i>Sitta carolinensis</i>	2	31 Dec 2023	Maria Cohoon	London--Komoka Pits	
72.	Trumpeter Swan <i>Cygnus buccinator</i>	2	12 Nov 2023	Maria Cohoon	London--Komoka Pits	■
73.	Pied-billed Grebe <i>Podilymbus podiceps</i>	4	10 Nov 2023	Estela Quintero-Weldon	London--Komoka Pits	■
74.	Red-breasted Merganser <i>Mergus serrator</i>	3	9 Nov 2023	Laure Wilson Neish	London--Komoka Pits	
75.	American Coot <i>Fulica americana</i>	2	9 Nov 2023	Laure Wilson Neish	London--Komoka Pits	
76.	Rock Pigeon <i>Columba livia</i> *	8	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
77.	Yellow-billed Cuckoo <i>Coccyzus americanus</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	■
78.	Great Egret <i>Ardea alba</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
79.	Northern Harrier <i>Circus hudsonius</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
80.	Pileated Woodpecker <i>Dryocopus pileatus</i>	2	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
81.	Merlin <i>Falco columbarius</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
82.	Eastern Phoebe <i>Sayornis phoebe</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
83.	Blue-headed Vireo <i>Vireo solitarius</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
84.	Ruby-crowned Kinglet <i>Corthylio calendula</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
85.	Carolina Wren <i>Thryothorus ludovicianus</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	

86.	Gray Catbird <i>Dumetella carolinensis</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
87.	Cedar Waxwing <i>Bombycilla cedrorum</i>	40	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
88.	American Pipit <i>Anthus rubescens</i>	2	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
89.	Chipping Sparrow <i>Spizella passerina</i>	2	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
90.	Field Sparrow <i>Spizella pusilla</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
91.	White-throated Sparrow <i>Zonotrichia albicollis</i>	2	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
92.	Lincoln's Sparrow <i>Melospiza lincolni</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
93.	Swamp Sparrow <i>Melospiza georgiana</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
94.	Eastern Towhee <i>Pipilo erythrophthalmus</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
95.	Rusty Blackbird <i>Euphagus carolinus</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
96.	Common Yellowthroat <i>Geothlypis trichas</i>	1	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
97.	Cape May Warbler <i>Setophaga tigrina</i>	2	1 Oct 2023	Maria Cohoon	London--Komoka Pits	
98.	Common Raven <i>Corvus corax</i>	1	11 Aug 2023	Sawyer Dawson	London--Komoka Pits	
99.	Purple Martin <i>Progne subis</i>	5	27 Jul 2023	Sawyer Dawson	London--Komoka Pits	
100.	Caspian Tern <i>Hydroprogne caspia</i>	1	14 Jul 2023	Stephen Taylor	London--Komoka Pits	 
101.	Northern Rough-winged Swallow <i>Stelgidopteryx serripennis</i>	2	5 Jul 2023	Lily Mundt	London--Komoka Pits	
102.	Cliff Swallow <i>Petrochelidon pyrrhonota</i>	5	5 Jul 2023	Lily Mundt	London--Komoka Pits	
103.	Warbling Vireo <i>Vireo gilvus</i>	1	21 Jun 2023	Alexander R	London--Komoka Pits	
104.	Spotted Sandpiper <i>Actitis macularius</i>	1	8 Jun 2023	Sawyer Dawson	London--Komoka Pits	
105.	Bank Swallow <i>Riparia riparia</i>	2	8 Jun 2023	Sawyer Dawson	London--Komoka Pits	
106.	Baltimore Oriole <i>Icterus galbula</i>	2	8 Jun 2023	Sawyer Dawson	London--Komoka Pits	
107.	Chimney Swift <i>Chaetura pelagica</i>	1	8 Jun 2023	Laure Wilson Neish	London--Komoka Pits	
108.	Eastern Wood-Pewee	1	8 Jun 2023	Laure Wilson Neish	London--Komoka Pits	

Contopus virens

109.	Willow Flycatcher <i>Empidonax traillii</i>	1	8 Jun 2023	Laure Wilson Neish	London--Komoka Pits	
110.	Great Crested Flycatcher <i>Myiarchus crinitus</i>	1	8 Jun 2023	Laure Wilson Neish	London--Komoka Pits	
111.	Rose-breasted Grosbeak <i>Pheucticus ludovicianus</i>	2	8 Jun 2023	Laure Wilson Neish	London--Komoka Pits	
112.	Northern House Wren <i>Troglodytes aedon</i>	1	5 May 2023	Laure Wilson Neish	London--Komoka Pits	
113.	Brown Thrasher <i>Toxostoma rufum</i>	1	5 May 2023	Laure Wilson Neish	London--Komoka Pits	
114.	Red-breasted Nuthatch <i>Sitta canadensis</i>	1	9 Apr 2023	Anonymous eBirder	London--Komoka Pits	
115.	Horned Lark <i>Eremophila alpestris</i>	2	24 Mar 2023	Alexander R	London--Komoka Pits	
116.	Northern Shoveler <i>Spatula clypeata</i>	2	17 Dec 2022	Lucas Foerster	London--Komoka Pits	
117.	Brown Creeper <i>Certhia americana</i>	1	17 Dec 2022	Lucas Foerster	London--Komoka Pits	
118.	Bonaparte's Gull <i>Chroicocephalus philadelphia</i>	1	13 Oct 2022	Sawyer Dawson	London--Komoka Pits	
119.	Savannah Sparrow <i>Passerculus sandwichensis</i>	1	2 Jul 2022	Allie A	London--Komoka Pits	
120.	Red-necked Grebe <i>Podiceps grisegena</i>	45	3 Apr 2022	Ryan Fraser	London--Komoka Pits	 
121.	Northern Pintail <i>Anas acuta</i>	1	10 Mar 2022	Peter Baker	London--Komoka Pits	
122.	Golden Eagle <i>Aquila chrysaetos</i>	1	4 Dec 2021	Alexander R	London--Komoka Pits	
123.	Winter Wren <i>Troglodytes hiemalis</i>	1	16 Nov 2021	Alexander R	London--Komoka Pits	
124.	Least Sandpiper <i>Calidris minutilla</i>	1	15 Aug 2021	Sawyer Dawson	London--Komoka Pits	
125.	Blue-winged Teal <i>Spatula discors</i>	1	17 Jul 2021	Sawyer Dawson	London--Komoka Pits	
126.	Green Heron <i>Butorides virescens</i>	1	17 Jul 2021	Sawyer Dawson	London--Komoka Pits	
127.	Black Tern <i>Chlidonias niger</i>	1	8 May 2021	Dianne Hayman	London--Komoka Pits	
128.	Redpoll <i>Acanthis flammea</i>	1	7 Jan 2021	Laure Wilson Neish	London--Komoka Pits	
129.	Marsh Wren <i>Cistothorus palustris</i>	1	6 Aug 2020	Peter Baker	London--Komoka Pits	
130.	Clay-colored Sparrow <i>Spizella pallida</i>	1	6 Aug 2020	Peter Baker	London--Komoka Pits	
131.	Bobolink <i>Dolichonyx oryzivorus</i>	7	6 Aug 2020	Peter Baker	London--Komoka Pits	

132.	Surf Scoter <i>Melanitta perspicillata</i>	1	19 Oct 2019	Ben Evans	London--Komoka Pits	
133.	Red-eyed Vireo <i>Vireo olivaceus</i>	1	18 May 2019	Maria Cohoon	London--Komoka Pits	
134.	American Redstart <i>Setophaga ruticilla</i>	1	18 May 2019	Maria Cohoon	London--Komoka Pits	
135.	American Kestrel <i>Falco sparverius</i>	1	9 Oct 2018	Ben Evans	London--Komoka Pits	
136.	Common Nighthawk <i>Chordeiles minor</i>	3	28 Aug 2018	Corey Hayes	London--Komoka Pits	
137.	American White Pelican <i>Pelecanus erythrorhynchos</i>	1	28 Aug 2018	Corey Hayes	London--Komoka Pits	 
138.	Red-shouldered Hawk <i>Buteo lineatus</i>	1	28 Feb 2016	Dianne Hayman	London--Komoka Pits	 
139.	Snow Bunting <i>Plectrophenax nivalis</i>	11	3 Jan 2016	Dianne Hayman	London--Komoka Pits	
140.	Dunlin <i>Calidris alpina</i>	1	16 Dec 2015	Lucas Foerster	London--Komoka Pits	
141.	Indigo Bunting <i>Passerina cyanea</i>	2	12 May 2015	Michael Vermue	London--Komoka Pits	
142.	Least Flycatcher <i>Empidonax minimus</i>	2	15 Aug 2014	Charles Dutrizac	London--Komoka Pits	
143.	Orchard Oriole <i>Icterus spurius</i>	1	20 May 2014	Michael Vermue	London--Komoka Pits	
144.	Blue-winged Warbler <i>Vermivora cyanoptera</i>	1	20 May 2014	Michael Vermue	London--Komoka Pits	
145.	Scarlet Tanager <i>Piranga olivacea</i>	1	20 May 2014	Michael Vermue	London--Komoka Pits	
146.	Grasshopper Sparrow <i>Ammodramus savannarum</i>	1	18 May 2014	Gavin Platt	London--Komoka Pits	
147.	Solitary Sandpiper <i>Tringa solitaria</i>	1	14 May 2014	Mhairi McFarlane	London--Komoka Pits	
148.	Broad-winged Hawk <i>Buteo platypterus</i>	1	4 May 2014	David R. Scott	London--Komoka Pits	
149.	Nashville Warbler <i>Leiothlypis ruficapilla</i>	1	1 May 2014	Michael Vermue	London--Komoka Pits	
150.	Tufted Titmouse <i>Baeolophus bicolor</i>	1	20 Jan 2014	Michael Vermue	London--Komoka Pits	
151.	Magnolia Warbler <i>Setophaga magnolia</i>	1	1 Oct 2013	Michael Vermue	London--Komoka Pits	
152.	Black-crowned Night Heron <i>Nycticorax nycticorax</i>	1	6 Aug 2013	Denby Sadler	London--Komoka Pits	
153.	Great Horned Owl <i>Bubo virginianus</i>	1	6 Aug 2013	Denby Sadler	London--Komoka Pits	

154.	Vesper Sparrow <i>Poocetes gramineus</i>	1	6 Aug 2013	Denby Sadler	London--Komoka Pits	
155.	Red-headed Woodpecker <i>Melanerpes erythrocephalus</i>	1	27 May 2013	Anonymous eBirder	London--Komoka Pits	
156.	Philadelphia Vireo <i>Vireo philadelphicus</i>	1	27 May 2013	Anonymous eBirder	London--Komoka Pits	
157.	Northern Waterthrush <i>Parkesia noveboracensis</i>	2	27 May 2013	Anonymous eBirder	London--Komoka Pits	
158.	Pectoral Sandpiper <i>Calidris melanotos</i>	2	9 Oct 2012	Lucas Foerster	London--Komoka Pits	
159.	American Woodcock <i>Scolopax minor</i>	3	12 Apr 2011	Liam McGuire	London--Komoka Pits	
160.	Hudsonian Godwit <i>Limosa haemastica</i>	1	23 Oct 2005	Bill Lindley	London--Komoka Pits	■
161.	Wilson's Snipe <i>Gallinago delicata</i>	2	23 Oct 2005	Bill Lindley	London--Komoka Pits	
162.	Lesser Yellowlegs <i>Tringa flavipes</i>	1	23 Oct 2005	Bill Lindley	London--Komoka Pits	
163.	Greater Yellowlegs <i>Tringa melanoleuca</i>	1	23 Oct 2005	Bruce Parker	London--Komoka Pits	
164.	Hermit Thrush <i>Catharus guttatus</i>	1	23 Oct 2005	Bruce Parker	London--Komoka Pits	
165.	Fox Sparrow <i>Passerella iliaca</i>	6	23 Oct 2005	Gavin Platt	London--Komoka Pits	
166.	Eurasian Wigeon <i>Mareca penelope</i>	1	31 Mar 2002	Gordon Payne	London--Komoka Pits	■
167.	Great Black-backed Gull <i>Larus marinus</i>	10	3 Jan 1998	Dave Martin	London--Komoka Pits	
168.	Ross's Goose <i>Anser rossii</i>	1	10 Mar 1996	Pete Read	London--Komoka Pits	■
169.	Purple Finch <i>Haemorhous purpureus</i>	4	7 Dec 1991	Bruce Parker	London--Komoka Pits	
170.	Olive-sided Flycatcher <i>Contopus cooperi</i>	1	29 Aug 1990	Pete Read	London--Komoka Pits	
171.	Wilson's Phalarope <i>Phalaropus tricolor</i>	1	27 Apr 1990	Gavin Platt	London--Komoka Pits	
172.	White-winged Scoter <i>Melanitta deglandi</i>	14	20 Oct 1989	Pete Read	London--Komoka Pits	
173.	Barnacle Goose <i>Branta leucopsis</i>	1	20 May 1989	Bill Lindley	London--Komoka Pits	■
174.	Sanderling <i>Calidris alba</i>	5	30 Oct 1988	Pete Read	London--Komoka Pits	■
175.	Semipalmated Sandpiper <i>Calidris pusilla</i>	1	22 Sep 1956	Paul Mackenzie	London--Komoka Pits	

EXOTIC: ESCAPEE (1)

Northern Bobwhite

Colinus virginianus



3

16 Oct 2020

Bill Lindley

London--Komoka Pits



HYBRIDS (1)

Mallard x American Black Duck
(hybrid)

Anas platyrhynchos x rubripes

4

14 Dec 2019

Peter Burke

London--Komoka Pits



ADDITIONAL TAXA (17)

Mallard/American Black Duck
Anas platyrhynchos/rubripes

3

28 Dec 2024

C D

London--Komoka Pits

Cackling/Canada Goose
Branta hutchinsii/canadensis

1

14 Dec 2024

Lucas Foerster

London--Komoka Pits

duck sp. *Anatidae (duck sp.)*

50

24 Nov 2024

Dave Jolly

London--Komoka Pits



swallow sp. *Hirundinidae sp.*

5

21 Apr 2024

Kevin Kemmish

London--Komoka Pits

swan sp. *Cygnus sp.*

1

31 Mar 2024

Stephen Taylor

London--Komoka Pits



Greater/Lesser Scaup
Aythya marila/affinis

2

16 Mar 2023

Maria Cohoon

London--Komoka Pits



gull sp. *Larinae sp.*

30

16 Mar 2023

Maria Cohoon

London--Komoka Pits



new world sparrow sp.
Passerellidae sp.

1

2 Dec 2022

Maria Cohoon

London--Komoka Pits



hawk sp.
Accipitridae sp. (hawk sp.)

1

10 Oct 2022

Laure Wilson Neish

London--Komoka Pits



Trumpeter/Tundra Swan
Cygnus buccinator/columbianus

1

22 May 2021

Lauren W

London--Komoka Pits



Aythya sp. *Aythya sp.*

1

10 Jan 2021

Tim Hain

London--Komoka Pits



dabbling duck sp.
Anatidae sp. (dabbling duck sp.)

15

18 Apr 2019

Lucas Foerster

London--Komoka Pits

Larus sp. *Larus sp.*

2

21 Mar 2017

Laure Wilson Neish

London--Komoka Pits

Spizella sp./American Tree
Sparrow
Spizella/Spizelloides sp.

5

2 Apr 2016

Maria Cohoon

London--Komoka Pits

Common/Red-breasted
Merganser
Mergus merganser/serrator

X

21 Dec 2012

Taylor Jones

London--Komoka Pits

Accipitrine hawk sp. (former
Accipiter sp.)
*Aerospiza/Tachyspiza/Accipiter/Astur
sp.*

2

23 Sep 2012

Anthony
Vanderheyden

London--Komoka Pits

Explore

Species Maps
Explore Regions
Explore Hotspots
Search photos and sounds

Science

eBird Status and Trends
Conservation impacts
Publications
Request data

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Resources
Regional portals & collaborators
Staff
Jobs
Getting started with eBird
Frequently asked questions
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Land Acknowledgement
Web accessibility assistance
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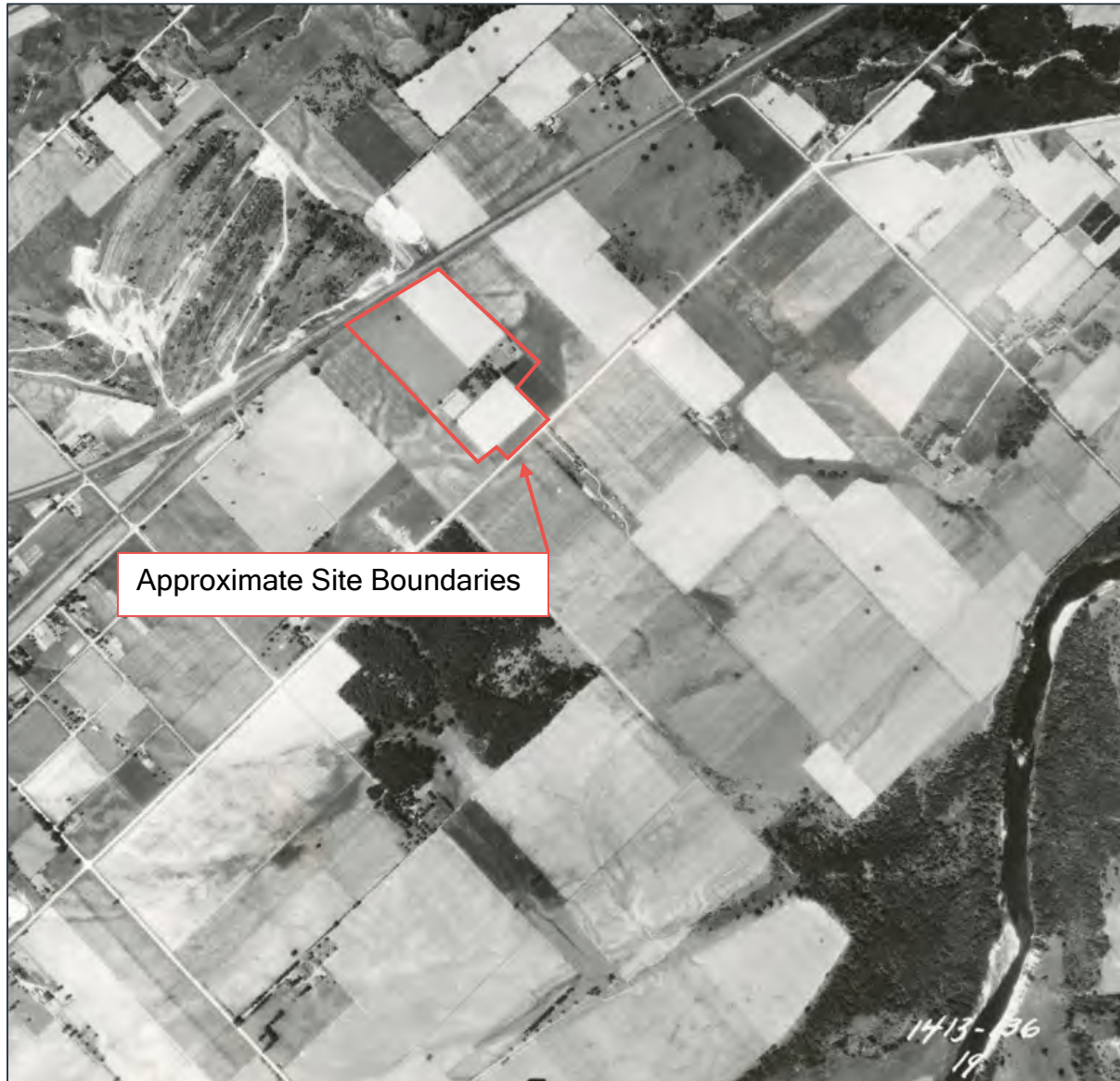
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Aerial Photographs - 10242 Glendon Drive, Komoka, ON

1950











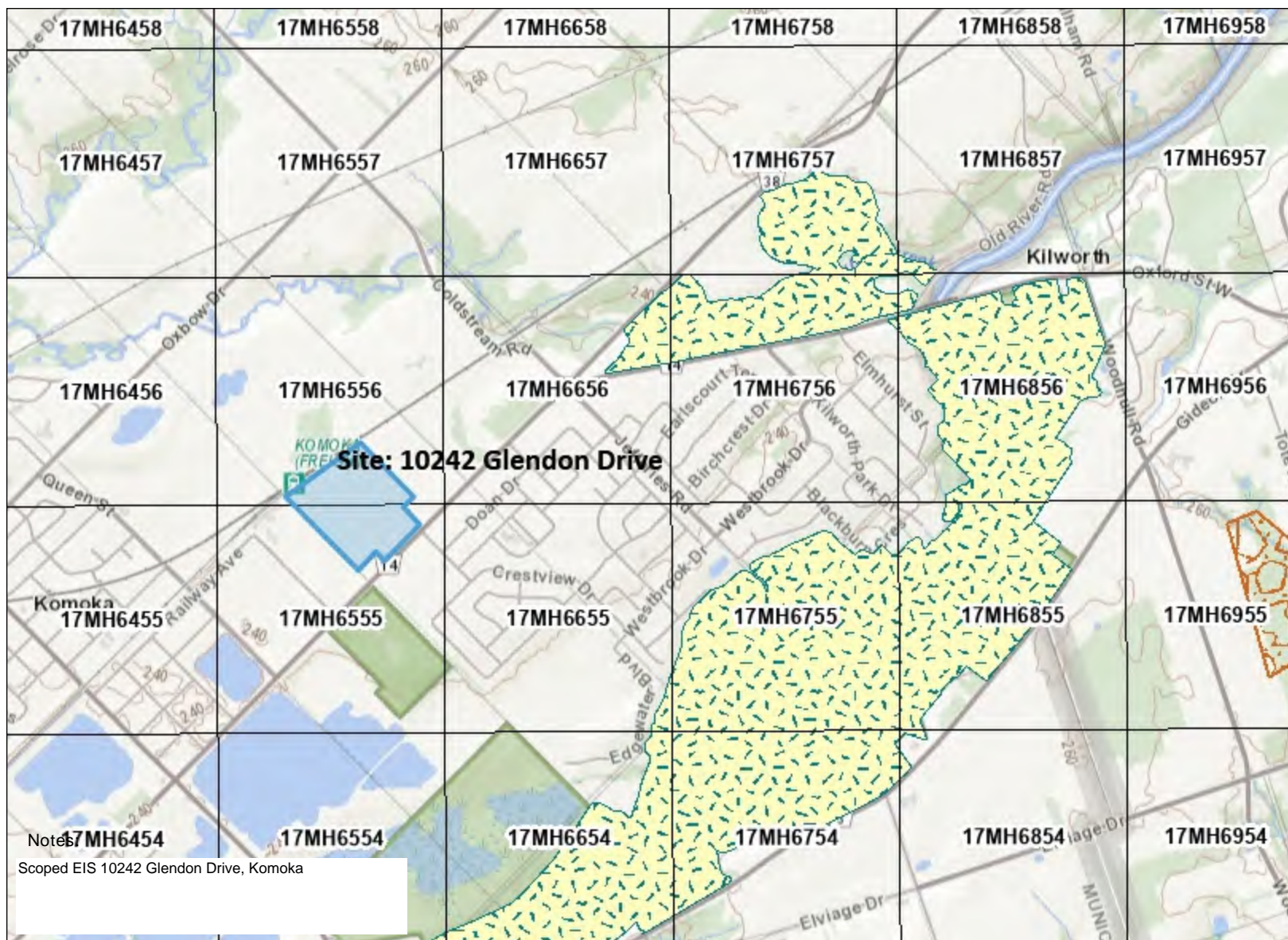
Aerial Photographs - 10242 Glendon Drive, Komoka, ON

1978



Legend

-  NHIC 1 Km Grid
- ANSI**
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



Notes
Scoped EIS 10242 Glendon Drive, Komoka



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

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources(OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.



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Source Protection Atlas Komoka



Legend

-  Issue Contributing Areas
-  Highly Vulnerable Aquifers
-  WHPA-E
- Wellhead Protection Area
-  A
-  B
-  C
-  C1
-  D
-  F
-  Intake Protection Zone 1
-  Event Based Areas
-  Intake Protection Zone 2
-  Source Protection Areas

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.



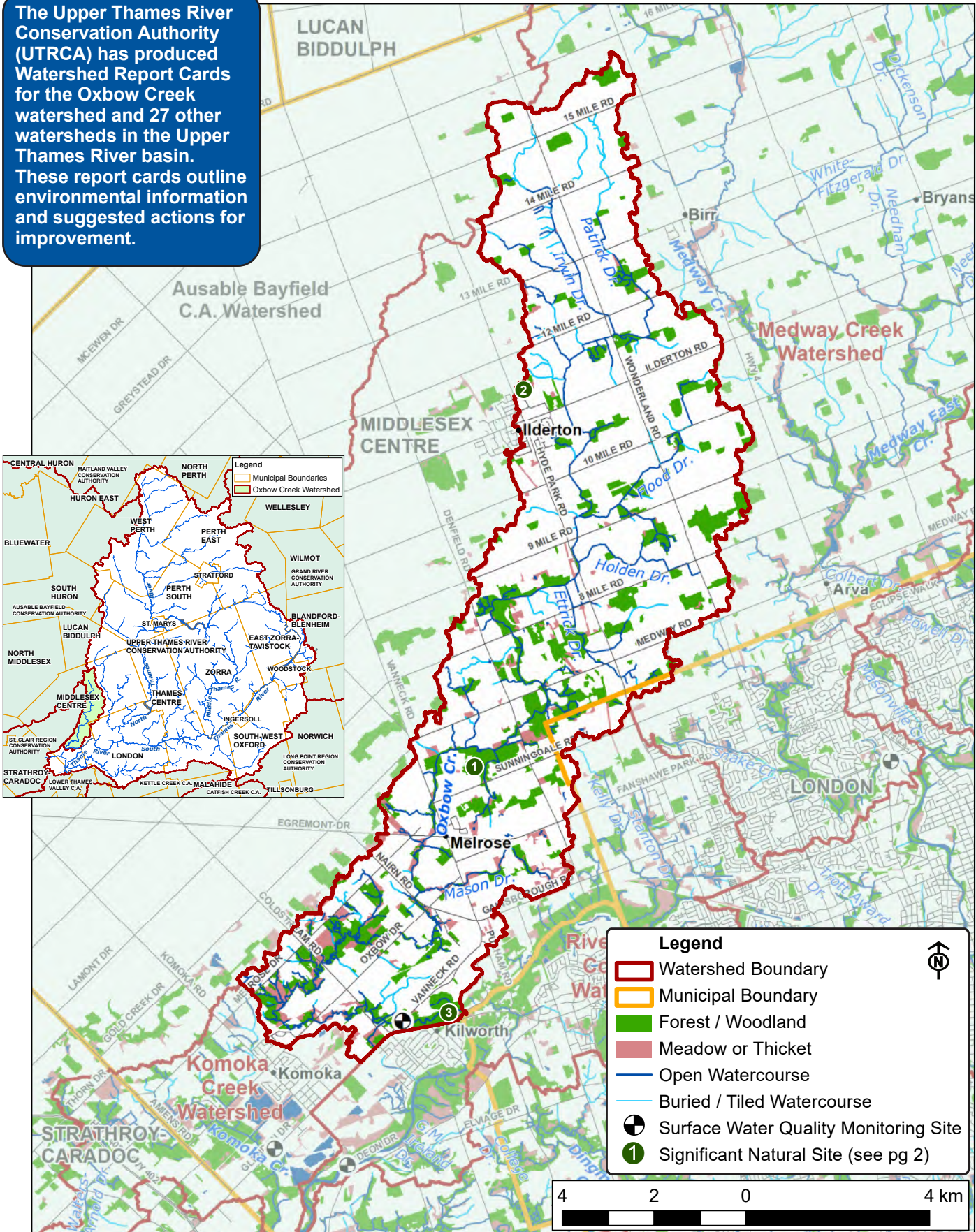
Surface Water Quality
D - Steady



Forest Conditions
D - Slight Improvement

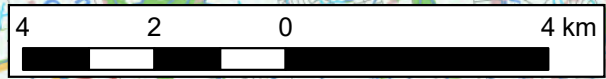
2022 Watershed Report Card Oxbow Creek

The Upper Thames River Conservation Authority (UTRCA) has produced Watershed Report Cards for the Oxbow Creek watershed and 27 other watersheds in the Upper Thames River basin. These report cards outline environmental information and suggested actions for improvement.



Legend

- Watershed Boundary
- Municipal Boundary
- Forest / Woodland
- Meadow or Thicket
- Open Watercourse
- Buried / Tiled Watercourse
- Surface Water Quality Monitoring Site
- Significant Natural Site (see pg 2)



Upper Thames River Conservation Authority

Legend

- Regulation Watershed (UTRCA)
- Regulated Areas (UTRCA)
 - Approximate Regulated Area
 - Screening Area (Under Review)
 - Potential Hazards (Outside UTRCA Jurisdiction)
- Assessment Parcel (MPAC/MNRF)



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.

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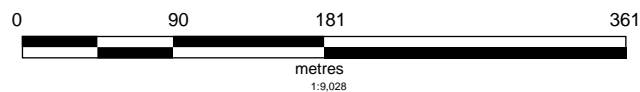
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Notes:
Scoped EIS 10242 Glendon Drive, Komoka, ON

Created on: February 19, 2025



UPPER THAMES RIVER
CONSERVATION AUTHORITY

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Wetland Mapping

Ontario [Ontario GeoHub](#)

Wetland

✔ Authoritative

Private Member ⓘ
Ontario Ministry of Natural Resources and Forestry

Summary

Provides a spatial representation and attribute information for wetlands in Ontario.

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Details

- Dataset
Feature Layer
- December 11, 2024
Info Updated
- As Needed
Data Updated: February 13, 2025 at 1:56 PM
- May 1, 1978 at 12:00 AM
Published Date
- Records: 3,633,283
[View data table](#)
- Public
Anyone can see this content
- Custom License
[View license details](#)

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Records: 3,633,283

Legend

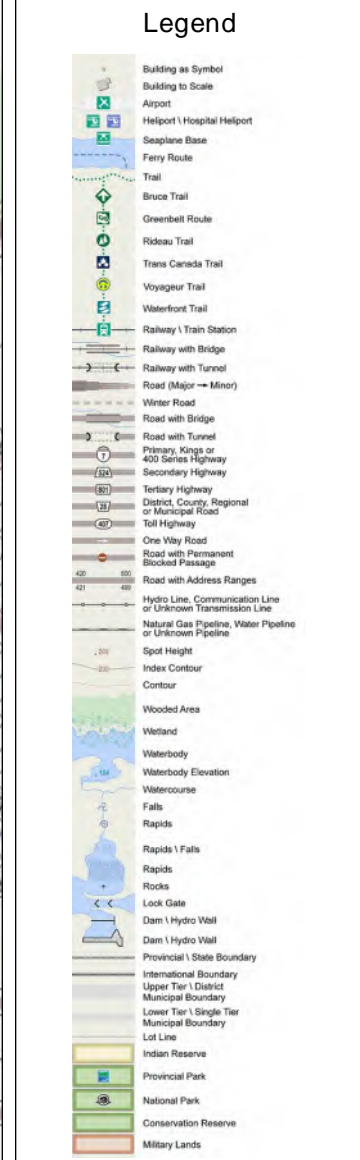
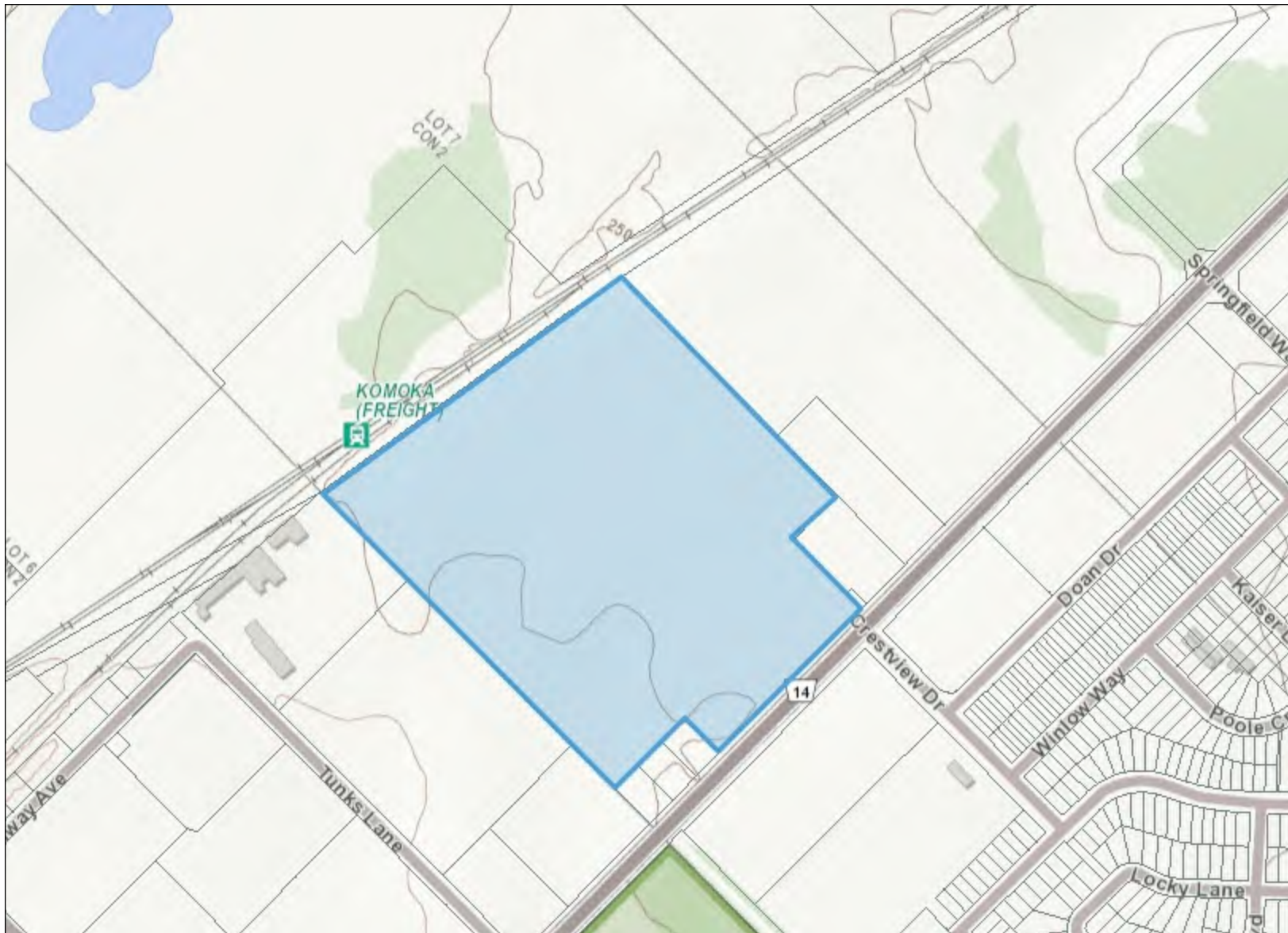
Wetland

KOMOKA FREIGHT

Thames River (rivière Thames)

KOMOKA PROVINCIAL

Map labels: Queen St, Railway Ave, Tunks Lane, Doan Dr, Willow Way, Bennet Blvd, Allister Dr, Jefferies Rd, Wipona Rd, Westbrook Dr, Crestview Dr, Ontario Ave, Barons Cres, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9.



Projection: Web Mercator

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**MINISTRY OF NATURAL RESOURCES
SENSITIVE DATA USE LICENCE AGREEMENT**

This Sensitive Data Licence Agreement (“Agreement”) is effective as of **May 21, 2025** (“Effective Date”).

B E T W E E N:

HIS MAJESTY THE KING in right of Ontario
as represented by the Minister of Natural Resources
 (“Ministry” or “MNR”))

And

Englobe Corp.
 (“Licensee”)

WHEREAS His Majesty the King in right of Ontario is the sole owner of the Sensitive Data or has sufficient rights to distribute the Sensitive Data as contemplated by this Agreement;

AND WHEREAS the Licensee wishes to obtain certain rights to use the Sensitive Data and the Ministry for His Majesty the King in right of Ontario wishes to grant such rights to the Licensee, subject to the terms and conditions set out below;

AND WHEREAS the parties are desirous of entering into this Agreement subject to the terms and conditions set out below.

NOW THEREFORE, in consideration of the mutual promises and covenants set out below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 DEFINITIONS

1.1 “Online Access” means the online web mapping application through which trained users may, in accordance with this Agreement, access and download Sensitive Data specified in Schedule B and Schedule C attached to and forming part of this Agreement.



- 1.2 “Business Day” means any working day, Monday to Friday inclusive, but excluding statutory and other holidays, namely: New Year’s Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day and any other day which the Ministry has elected to be closed for business.
- 1.3 “Derivative Products” means any products created by the modification of or addition to any of the Sensitive Data.
- 1.4 “Full Day Data Sensitivity Training” means a full day classroom or WebEx training course provided by the Natural Heritage Information Centre (the “NHIC”) or the Ministry, related to the access, use and confidentiality of Sensitive Data, which may be obtained by the Licensee by contacting the NHIC or the Ministry Representative.
- 1.5 “Intellectual Property Rights” means any intellectual, industrial or other proprietary right of any type in any form protected or protectable under the laws of Canada, any foreign country, or any political subdivision of any country, including, without limitation, any intellectual, industrial or proprietary rights protectable by legislation, by common law or at equity.
- 1.6 “Licensee Address” and “Licensee Representative” mean:

Ann Burke
Senior Biologist
Englobe Corp.
885 Regent Street, Unit 2-1B
Sudbury
ON P3E 4X5
Canada
1-705-340-3819, ann.rocchi@englobecorp.com

Nicole Burke
Environmental Scientist / Ecologist
885 Regent Street, Unit 2-1B
P3E 4X5 ON
1-905-379-8259, nicole.burke@englobecorp.com

- 1.7 “Ministry Address” and “Ministry Representative,” mean:

Simon Dodsworth
Coordinator
Natural Heritage Information Centre
Ontario Ministry of Natural Resources
300 Water St. 2nd Floor North
Peterborough, ON, K9J 3C7
705-760-3362, simon.dodsworth@ontario.ca

- 1.8 “Project” means **Scoped Environmental Impact Study and Species at Risk Assessment** more fully described in Schedule A attached to and forming part of this Agreement.
- 1.9 “Provincially Tracked Species” means:
- (a) species listed on the Species at Risk in Ontario List in O. Reg. 230/08 made under the *Endangered Species Act, 2007*, S.O. 2007, c. 6 (“ESA”), as amended, or
 - (b) other species identified by the Ministry’s NHIC for which there are very few known observations or a potential conservation concern at a global, national or provincial level, included in the Provincially Tracked Species List, as amended from time to time, and available from the NHIC’s website.
- 1.10 “Sensitive Data” means confidential digital data, meta-data, information or documentation related to Provincially Tracked Species, or other data identified as “medium sensitivity” by the Ministry in accordance with the Government of Ontario’s Information Security & Privacy Classification Operating Procedures, provided to the Licensee pursuant to the Agreement, more fully described in Schedules B and C attached to and forming part of the Agreement.
- 1.11 “Sensitive Data Location Standards” refers to the standards created by the NHIC for representing Sensitive Data on a map or in an application, as amended from time to time, and available from the NHIC’s website.
- 1.12 “Understanding Sensitive Information Training” means the e-learning module related to the access, use and confidentiality of Sensitive Data, which may be obtained by the Licensee by contacting the Ministry Representative.

2.0 LICENCE GRANT

- 2.1 Subject to the Agreement’s terms and conditions, the Ministry hereby grants to the Licensee a non-exclusive, non-transferable, paid up, royalty-free licence to access, use, copy, modify, develop or translate the Sensitive Data and to create and distribute Derivative Products solely for the purpose of the Project and not for any commercial purpose.
- 2.2 The Intellectual Property Rights which may arise from any modification, development or translation of the Sensitive Data, or the Derivative Products separate from the Sensitive Data, shall vest in the Licensee or in such person to whom the Licensee may assign such rights.

3.0 RESTRICTIONS ON ACCESS AND USE OF SENSITIVE DATA

- 3.1 The Sensitive Data identified in Schedule B:

- (a) may be accessed through Online Access using the username and password specified in Schedule B, only by the Licensee's employees or agents solely for the purposes of the Project who have successfully completed the Full Day Data Sensitivity Training; and
 - (b) shall be used only by the Licensee's employees, representatives and agents as authorized solely for the purposes of the Project who:
 - i. have successfully completed the Full Day Data Sensitivity Training, or
 - ii. have successfully completed the Understanding Sensitive Information Training under the supervision of another employee or person who has successfully completed the Full Day Data Sensitivity Training.
- 3.2 The Sensitive Data identified in Schedule C shall be used only by the Licensee's employees, representative or agents as authorized solely for the purposes of the Project who have successfully completed the Understanding Sensitive Information Training and use the Sensitive Data under the supervision of another employee or person who has successfully completed the Full Day Data Sensitivity Training.
- 3.3 The Licensee may inform the Ministry Representative of any inaccuracies in the Sensitive Data, and provide the Ministry Representative with corrected or updated Sensitive Data or new data so that the Ministry may correct such inaccuracies. Any corrected, updated or new data provided to the Ministry to correct inaccuracies in the Sensitive Data shall become the property of the Ministry, and the Ministry shall grant to the Licensee a non-exclusive, non-transferable, paid up, royalty-free licence to access, use, copy, modify, develop or translate the corrected, updated or new data.
- 3.4 The Licensee shall not disclose the Sensitive Data it receives under the Agreement except as expressly provided for in this Agreement. In preserving and protecting the Sensitive Data, the Licensee shall exercise the same degree of care to protect the Sensitive Data from disclosure as it uses to protect its own information of a similar nature from disclosure but in no event less than a reasonable standard of care.
- 3.5 The Licensee shall reproduce all notices that appear on the Sensitive Data when received under the Agreement on all copies of the Sensitive Data made by the Licensee.
- 3.6 The Licensee acknowledges that breach of any part of Section 3.0 may cause irreparable harm to the Ministry and that the injury to the Ministry may be difficult to calculate and inadequately compensable in damages. The Licensee agrees that the Ministry shall be entitled to obtain injunctive

relief (without proving any damage sustained by it) or any other remedy against any actual or potential breach of the provisions of this Section.

- 3.7 If the Licensee or any of its directors, officers, employees, representatives or agents become legally compelled to disclose any Sensitive Data, the Licensee shall provide the Ministry with prompt written notice to that effect in order to allow the Ministry to seek one or more protective orders or other appropriate remedies to prevent or limit such disclosure and co-operate with the Ministry and its legal counsel to the fullest extent. If such protective orders or other remedies are not obtained, the Licensee shall disclose only that portion of the Sensitive Data which the Licensee is legally compelled to disclose, only to such person or persons to which the Licensee is legally compelled to disclose, and the Licensee shall provide written notice to each such recipient that such Sensitive Data is confidential and subject to non-disclosure on terms and conditions equal to those contained in the

Agreement and, if possible, shall obtain each recipient's written agreement to receive and use such Sensitive Data subject to those terms and conditions.

- 3.8 The Licensee acknowledges and agrees that the Agreement and all information supplied by the Licensee to the Ministry pursuant to the Agreement are governed by the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. F.31, as amended ("**FIPPA**") and may be subject to disclosure under FIPPA.
- 3.9 The Licensee shall not display Sensitive Data related to the location of Provincially Tracked Species in a document to be made available to any person other than the Licensee except in accordance with the Sensitive Data Location Standards unless otherwise agreed in writing by the Ministry Representative.
- 3.10 The Licensee shall not use the Sensitive Data in any activity that contravenes the ESA, the *Fish and Wildlife Conservation Act, 1997* S.O. 1997, c. 41 as amended, the federal *Species at Risk Act*, SC 2002, c. 29 as amended or the federal *Migratory Birds Convention Act*, S.C. 1994, c. 22 as amended.

4.0 ACKNOWLEDGEMENT OF SOURCE

- 4.1 The Licensee acknowledges that His Majesty the King in right of Ontario owns and shall retain all Intellectual Property Rights in the Sensitive Data.
- 4.2 Where any Sensitive Data is redistributed by the Licensee, or contained within Derivative Products which are distributed by the Licensee, any such Sensitive Data or Derivative Products, shall prominently identify the King's Printer of Ontario as the source of the Sensitive Data as follows:

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Copyright: King's Printer for Ontario [DATE IP CREATED].

Such identification shall be accompanied by a notice that the use of the Sensitive Data in any such Derivative Product does not constitute an endorsement by the Ministry of such Derivative Product.

5.0 TERM

- 5.1 This Agreement shall commence on the Effective Date and unless earlier terminated in accordance with its provisions, shall remain in full force and effect up to and including **May 20, 2028** ("Term").

6.0 REPRESENTATION AND WARRANTIES

- 6.1 The Ministry provides the Sensitive Data on an "as is" basis and makes no representation, warranty or condition of any kind with respect to the accuracy, usefulness, validity, scope, completeness or currency of the Sensitive Data and disclaims any implied warranty or condition regarding the Data or Sensitive Data, including that it is fit for any particular purpose.
- 6.2 The Ministry shall have no obligation to update or correct any Sensitive Data provided under this Agreement.

7.0 EXCLUSION OF LIABILITY

- 7.1 The Ministry shall not be held liable to the Licensee in respect of any claim, demand, liability or action, irrespective of the nature of the cause of the claim, demand, or action, alleging any loss, injury (including injuries resulting in death) or damages, direct or indirect, which may result from the Licensee's possession, distribution or sublicensing of the Sensitive Data.
- 7.2 The Ministry shall not be liable or responsible for any loss or injury or damages to or incurred by and attributable to the Ministry or its officers, employees or agents, based upon or arising during, occasioned by, resulting from or in any way attributable, directly or indirectly, to the Sensitive Data or this Agreement.
- 7.3 The Ministry shall not be liable to the Licensee for loss of revenue or contracts, or any consequential loss of any kind relating to the Sensitive Data or this Agreement.

8.0 TERMINATION

- 8.1 The Licensee may terminate this Agreement at any time by destroying the Sensitive Data and any other materials or items it receives hereunder together with all copies thereof, and providing written notification of such destruction to the Ministry.
- 8.2 The Ministry may terminate this Agreement
- (a) upon giving notice to the Licensee if the Licensee commits or permits a breach of any of its obligations or covenants under the Agreement and fails to remedy such breach within thirty (30) days

of receipt of written notice from the Ministry demanding that such breach be remedied, or

(b) upon giving notice to the Licensee if the Licensee uses or permits the Sensitive Data for a commercial purpose.

- 8.3 If the Ministry terminates the Agreement, the Licensee shall destroy immediately all Sensitive Data and any other materials or items it receives hereunder with all copies thereof.
- 8.4 Upon the termination of the Agreement for whatever reason, the Licensee's rights under section 2.1, other than the right to distribute Derivative Products then in existence solely for the purpose of the Project, shall immediately cease.
- 8.5 The following provisions of the Agreement shall survive the termination or expiry of the Agreement and shall continue in full force and effect: Sections 1.3, 1.5, 1.6, 1.7, 1.9, 1.10, 1.11, 2.2, 3.3, 3.8, 3.9, 4, 7, 8.3, 8.4, 8.5, 9.1, and 10.

9.0 APPLICABLE LAWS

- 9.1 The Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

10.0 GENERAL PROVISIONS

- 10.1 The Agreement represents the entire agreement between the parties regarding the licensing of the Sensitive Data and supersedes any prior understanding or agreement, collateral, oral or otherwise, with respect to such subject matter existing between the parties at the Effective Date, and consists of the terms and conditions in the main body of the Agreement, Schedule A, Schedule B and Schedule C.

In the event of any conflict or inconsistency between provisions of any of the documents which form part of the Agreement, the provision in the first mentioned document below shall govern:

- (a) any amendment to this Agreement;
 - (b) terms and conditions in the main body of this Agreement;
 - (c) Schedules to this Agreement.
- 10.2 If any provision of this Agreement is found by a court at any time to be unenforceable, unlawful or void, that provision shall be deemed severable from the Agreement, and shall not affect the validity or enforceability of the remaining provisions.

- 10.3 Any changes to the Agreement shall be by written amendment signed by the parties.
- 10.4 Any failure by the Ministry to insist in one or more instances upon strict performance by the Licensee of any of the terms or conditions of the Agreement shall not be construed as a waiver by the Ministry of its right to require strict performance of any such terms or conditions and the obligations of the Licensee with respect to such performance shall continue in full force and effect.
- 10.5 Notices shall be in writing, delivered by postage-prepaid mail, personal delivery, facsimile or e-mail and addressed to, respectively, the Ministry address to the attention of the Ministry Representative and to the Licensee address to the attention of the Licensee Representative. Notices shall be deemed to have been received (a) in the case of postage-prepaid mail, five (5) Business Days after such notice is mailed; or (b) in the case of personal delivery, facsimile or e-mail one (1) Business Day after such notice is received by the party to whom the notice is addressed. In the event of a postal disruption, notice must be given by personal delivery, facsimile or e-mail and all notices mailed within one (1) week prior to the postal disruption must be confirmed by facsimile or e-mail to be effective.
- 10.6 The Licensee shall not assign the Agreement or any part of the Agreement without the prior written consent of the Ministry, which consent may be provided in the Ministry's sole discretion and subject to the terms and conditions that may be imposed by the Ministry.

IN WITNESS WHEREOF the parties have executed this Agreement as of the Effective Date.

HIS MAJESTY THE KING in right of Ontario as represented by the Minister of Natural Resources

per: _____
Name: Simon Dodsworth
Title: Coordinator Natural Heritage Information Centre

Pursuant to delegated authority

Englobe Corp.

per: _____
Name: Nicole Burke

Title: Environmental Scientist / Ecologist

I have authority to bind the Licensee.

SCHEDULE A – PROJECT DESCRIPTION

Project Description:

Completing Species at Risk assessment and Scoped Environmental Impact Study for a property in Komoka, Ontario (west of London) where a new housing subdivision is proposed. The Eastern Hog-nosed Snake is noted as a Restricted Species within NHIC squares 17MH6556 and 17MH6555. We would like to ensure that all due diligence is completed to inform our study to protect this SAR from any disturbance or by exploitation of its habitat. An on-site survey will be completed as part of the EIS and any sensitive information is to inform our studies and survey methodology and potentially the mitigation measures or future safety of any Hog-nosed Snakes and their habitat within the area.

Geographic Area and Species licenced under this agreement:

Area – West of London, Komoka, Ontario

Species - Single species or a specific group of species (e.g. Blanding's Turtle or all turtle species or Ontario Species at Risk, etc.). Please indicate which species/group of species in the box below. Eastern Hog-nosed Snake

Plant Communities /WCA Requested: ["Plant communities "]

Licence Type: A point in time project.

SCHEDULE C – DESCRIPTION OF SENSITIVE DATA

The Licensee is entitled to a single cut of the data.

Name(s) of data products:

1. Provincially Tracked Species Observations
2. Provincially Tracked Species Element Occurrences

Data Format - Geodatabase

Geographic Area and/or Species: See schedule A.

The Observation data provided contains records that have not undergone NHIC review, these records are indicated as “Pending” in the ‘NHIC Review Status’ field.

IMPORTANT NOTE:

As per the terms of this agreement, the Provincially Tracked Species data provided is for internal use by trained staff only. Any product viewed by non-trained users must comply with the Sensitive Data Location Standards (3.9), meaning that all locations are generalized to a minimum 1km UTM square grid.

The information provided may contain restricted records.

Records for a small subset of provincially tracked species are restricted. They are restricted because some species are especially sensitive or commercially exploited. Poaching and/or eradication are the greatest threats to their recovery. Many of these species and their habitats are protected under the Endangered Species Act, 2007. It is critical that location information for these species is kept confidential. Thus the names and locations of restricted species cannot be revealed at any scale without written approval from the Natural Heritage Information Centre Coordinator. Please refer to the Sensitive Data Location Standards document for more information on which species are restricted.

Tallgrass Prairie, Savannah and Woodland	TP			- ground layer dominated by prairie graminoids; Big Bluestem, Little Bluestem and Indian Grass - variable cover of open-grown trees - tree cover ≤ 60%	- on unconsolidated mineral substrates; soil depth > 15 cm; well-drained sands, loams and sometimes clay - subject to seasonal extremes in moisture conditions; spring flooding and summer drought; frequent disturbance by fire
Open Tallgrass Prairie	TPO			- tree cover ≤ 25%; shrub cover ≤ 25%	
Dry Tallgrass Prairie Ecosite	TPO1			- dominated by prairie graminoids	- prolonged periods of drought
Dry Tallgrass Prairie Type	TPO1-1	X	X	- associates include Cylindric Anemone, Rock Sandwort, Pinweed, Scribner's Panic Grass and Bluets	- dry (0) to fresh (1,2) moisture regimes
Fresh – Moist Tallgrass Prairie Ecosite	TPO2			- dominated by prairie graminoids and forbs	- seasonal flooding followed by summer drought
Fresh – Moist Tallgrass Prairie Type	TPO2-1		X	- associates include Dense Blazing-star, Gray Coneflower, Ohio Spiderwort, Prairie Dock and Ironweed	- fresh (2,3) to moist (4,5) moisture regimes
Tallgrass Savannah	TPS			- 25% < tree cover ≤ 35% - see Open Tallgrass Prairie vegetation types for understorey vegetation	
Dry Tallgrass Savannah Ecosite	TPS1			- widely spaced, open-grown trees with an understorey of prairie graminoids and forbs	- prolonged periods of drought
Dry Black Oak Tallgrass Savannah Type	TPS1-1		X		- dry (0) to fresh (1,2) moisture regimes
Dry Black Oak – Pine Tallgrass Savannah Type	TPS1-2	X	X		- dry (0) to fresh (1,2) moisture regimes
Fresh – Moist Tallgrass Savannah Ecosite	TPS2			- widely spaced, open-grown trees with an understorey of prairie graminoids and forbs	- seasonal flooding followed by summer drought
Fresh – Moist Pin Oak – Bur Oak Tallgrass Savannah Type	TPS2-1		X		- fresh (2,3) to moist (4,5) moisture regimes

Tallgrass Prairie, Savannah and Woodland	TP			<ul style="list-style-type: none"> - ground layer dominated by prairie graminoids; Big Bluestem, Little Bluestem and Indian Grass - variable cover of open-grown trees - tree cover 	<ul style="list-style-type: none"> - on unconsolidated mineral substrates; soil depth > 30 cm; well drained sands, loams and sometimes clay - subject to seasonal extremes in moisture conditions; spring flooding and summer drought; frequent disturbance by fire
Tallgrass Woodland	TPW			<ul style="list-style-type: none"> - 35% < tree cover ≤ 60% - see Open Tallgrass Prairie vegetation types for understory vegetation 	
Dry Tallgrass Woodland Ecosite	TPW1			<ul style="list-style-type: none"> - open-grown trees with an understorey of prairie graminoids and forbs - Pennsylvania Sedge common 	<ul style="list-style-type: none"> - prolonged periods of drought
Dry Black Oak – White Oak Tallgrass Woodland Type	TPW1-1		X		<ul style="list-style-type: none"> - dry (0) to fresh (1,2) moisture regimes
Dry Bur Oak – Shagbark Hickory Tallgrass Woodland Type	TPW1-2	X			<ul style="list-style-type: none"> - dry (0) to fresh (1,2) moisture regimes - shallow soils over carbonate bedrock
Fresh - Moist Tallgrass Woodland Ecosite	TPW2			<ul style="list-style-type: none"> - open-grown trees with an understorey of prairie graminoids and forbs 	<ul style="list-style-type: none"> - seasonal flooding followed by summer drought
Fresh – Moist Black Oak – White Oak Tallgrass Woodland Type	TPW2-1		X		<ul style="list-style-type: none"> - fresh (2,3) to moist (4,5) moisture regimes
Fresh – Moist Pin Oak Tallgrass Woodland Type	TPW2-2		X		<ul style="list-style-type: none"> - fresh (2,3) to moist (4,5) moisture regimes

Nicole Burke

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: Friday, July 4, 2025 3:03 PM
To: Nicole Burke
Subject: RE: IGF Submission for Property in Komoka, Ontario
Attachments: Applying for a New Permit Under the Amended Endangered Species Act, 2007.pdf; Information Gathering Form (IGF) Guidance Under the Amended Endangered Species Act, 2007.pdf; C-Permit Application Form (CPAF) Guidance Under the Amended Endangered Species Act, 2007.pdf

ATTENTION: Assurez-vous que le contenu soit de confiance avant d'ouvrir une pièce jointe ou un hyperlien.

CAUTION: Do not click on links or open attachments you do not trust.

Hi Nicole,

Thank you for submitting your Information Gathering Form (IGF) to the Ministry of the Environment, Conservation and Parks (MECP) Species at Risk Branch.

This email provides confirmation that we have received your IGF submission on July 3, 2025. Your submission is in queue for a Species at Risk Branch team member to review and they will reach out to you directly with comments.

Please note that the [Protect Ontario by Unleashing our Economy Act, 2025 \(Bill 5\)](#) received Royal Assent on June 5, 2025, and as a result, the ESA has been immediately amended and will be in effect until such time as the [Species Conservation Act, 2025 \(SCA\)](#) is proclaimed into force at a future date. For more information on the amended ESA and guidance to help you determine next steps in the authorization process, please review the attached *Applying for a New Permit Under the Amended Endangered Species Act, 2007*. These changes are intended to streamline permit applications and approvals and help projects proceed faster while continuing to provide important protections for species at risk and their habitats.

The documents listed below are attached for your information and outline the recent amendments to the ESA, guidance to help you determine next steps in the authorization process, and guidance on applying for a permit under the amended ESA. We encourage you to review these documents to understand how the changes may impact your submission.

- *Applying for a New Permit Under the Amended Endangered Species Act, 2007*
- *Information Gathering Form (IGF) Guidance Under the Amended Endangered Species Act, 2007*
- *C-Permit Application Form (CPAF) Guidance Under the Amended Endangered Species Act, 2007*

If you have questions regarding the implementation of protections under the amended ESA, need clarity on applying the amended legislation, or have questions about submitting a permit application, please contact SAROntario@ontario.ca.

Please note that it may take a few weeks to receive a response, as the Species at Risk Branch is experiencing a high volume of requests. If your project has a critical decision date such as a construction start date, kindly provide these additional details, along with any relevant, supporting documentation. This information will help us to understand the urgency and prioritize your request accordingly.

Thank you,

Species at Risk Branch | Direction des espèces en péril



From: Nicole Burke <Nicole.Burke@englobecorp.com>
Sent: Thursday, July 3, 2025 11:13 AM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Subject: FW: IGF Submission for Property in Komoka, Ontario

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello,
Please find attached our IGF submission and documents for a property in Komoka, Ontario.

Feel free to reach out if we can provide any further information,
Nicole



Nicole Burke, BA, BEd, CERPIT
Environmental Professional
Southwest Ontario Environmental Services
905-379-8259
nicole.burke@englobecorp.com

ENGLOBE
903 Barton Street, Unit 22,
Stoney Creek, Ontario L8E 5P5
englobecorp.com



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From: Nicole Burke
Sent: Thursday, July 3, 2025 11:07 AM
To: esa.aylmer@ontario.ca
Cc: Ann Rocchi <Ann.Rocchi@englobecorp.com>
Subject: IGF Submission for Property in Komoka, Ontario

Good morning,

Please find attached our completed IGF form and supporting documentation for submission in regard to a property in Komoka, Ontario.

Feel free to reach out if there are any issues with opening the attached documents or you have any questions or would like clarification of any of the information.

Many thanks,
Nicole



Nicole Burke, BA, BEd, CERPIT
Environmental Professional
Southwest Ontario Environmental Services
905-379-8259
nicole.burke@englobecorp.com

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Nicole Burke

From: NHIC-Requests (MNR) <nhicrequests@ontario.ca>
Sent: Friday, February 28, 2025 11:17 AM
To: Nicole Burke
Cc: Natural Heritage (MNR)
Subject: Re: Request for species info 'Restricted Species' on NHIC Squares 17MH6566 and 17MH16555

You don't often get email from nhicrequests@ontario.ca. [Learn why this is important](#)

ATTENTION: Assurez-vous que le contenu soit de confiance avant d'ouvrir une pièce jointe ou un hyperlien.
CAUTION: Do not click on links or open attachments you do not trust.

Hi Nicole,

Thank you for contacting the Natural Heritage Information Centre. The name of the restricted species is Eastern Hog-nosed Snake.

We 'restrict' the names of some species in open data sets, because they are especially sensitive to disturbance or vulnerable to exploitation. It is important that the location information for these species is kept confidential.

Kind regards,

Matthew Gibson, M.Sc.

Natural Heritage Information Officer | Science and Research Branch
Ministry of Natural Resources | Ontario Public Service
matthew.t.gibson@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing [accessible customer service](#), if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: Natural Heritage (MNR) <NATURALHERITAGE@ontario.ca>
Sent: Friday, February 28, 2025 4:09 PM
To: NHIC-Requests (MNR) <nhicrequests@ontario.ca>
Subject: FW: Request for species info 'Restricted Species' on NHIC Squares 17MH6566 and 17MH16555

Hello again- another request for information on a restricted species has come to us. See email below.

Thanks and happy Friday!

Aileen Wheeldon (she/her)

A/Landscape and Natural Heritage Ecologist
Natural Heritage Section | Fish and Wildlife Policy Branch
Ministry of Natural Resources
705-761-0215 | aileen.wheeldon@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Nicole Burke <Nicole.Burke@englobecorp.com>

Sent: Tuesday, February 25, 2025 3:04 PM

To: Natural Heritage (MNR) <NATURALHERITAGE@ontario.ca>

Subject: Request for species info 'Restricted Species' on NHIC Squares 17MH6566 and 17MH16555

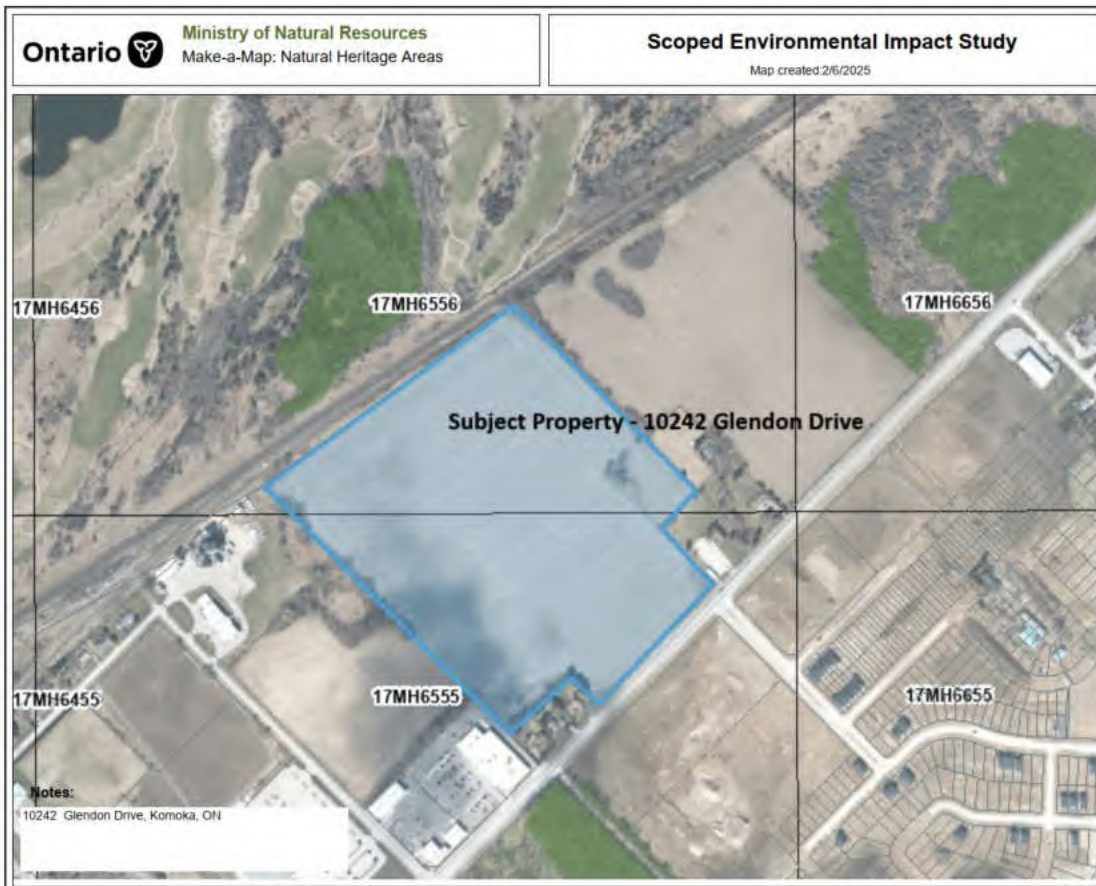
CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

We are completing a scoped Environmental Impact Study for the property at 10242 Glendon Drive in Komoka, Ontario (west of London, ON).

There is a Restricted Species noted and I was hoping we might please find out the particular species this would be for.

858589 RESTRICTED SPECIES RESTRICTED SPECIES RESTRICTED SPECIES



Feel free to let me know if any questions,
Thank you

Nicole



Nicole Burke, BA, BEd, CERPIT
Environmental Professional
Southwest Ontario Environmental Services
905-379-8259
nicole.burke@englobecorp.com

ENGLOBE

903 Barton Street, Unit 22,
Stoney Creek, Ontario L8E 5P5
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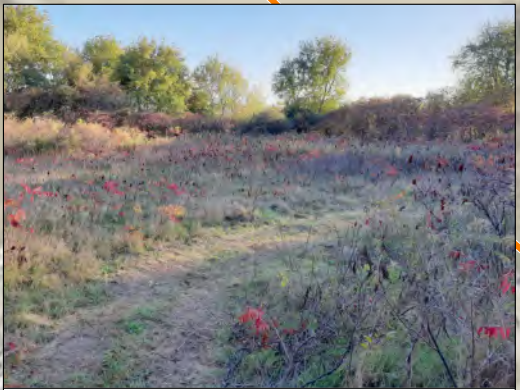
Photograph 2: Dry Open Tallgrass Prairie (Looking Northeast)



Photograph 1: Mineral Cultural Woodland (Looking Northeast)



Photograph 3: Potential Snake Hibernaculum (Looking West)



Photograph 4: Mineral Cultural Savannah/Mineral Cultural Woodland mix (Looking Southwest)

ELC NUMBER	ELC CODE	Description
1	CUW1	Mineral Cultural Woodland (0.48ha)
2	TPO1	Dry Open Tallgrass Prairie (0.34ha)
3	CUS1/CUW1	Mineral Cultural Savannah/Mineral Cultural Woodland mix (1.28ha)



LEGEND

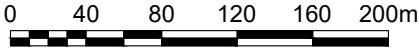
- SUBJECT LANDS
- STUDY AREA (120m from Subject Lands)
- VEGETATION COMMUNITY
- PHOTOGRAPH (Location and Viewing Direction)

REFERENCES

SOUTHWESTERN ONTARIO ORTHOPHOTOGRAPHY PROJECT (2015), SOURCE: DATA PROVIDED BY ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY, © COPYRIGHT: 2024 KING'S PRINTER OF ONTARIO, ALL RIGHTS RESERVED.

NOTES

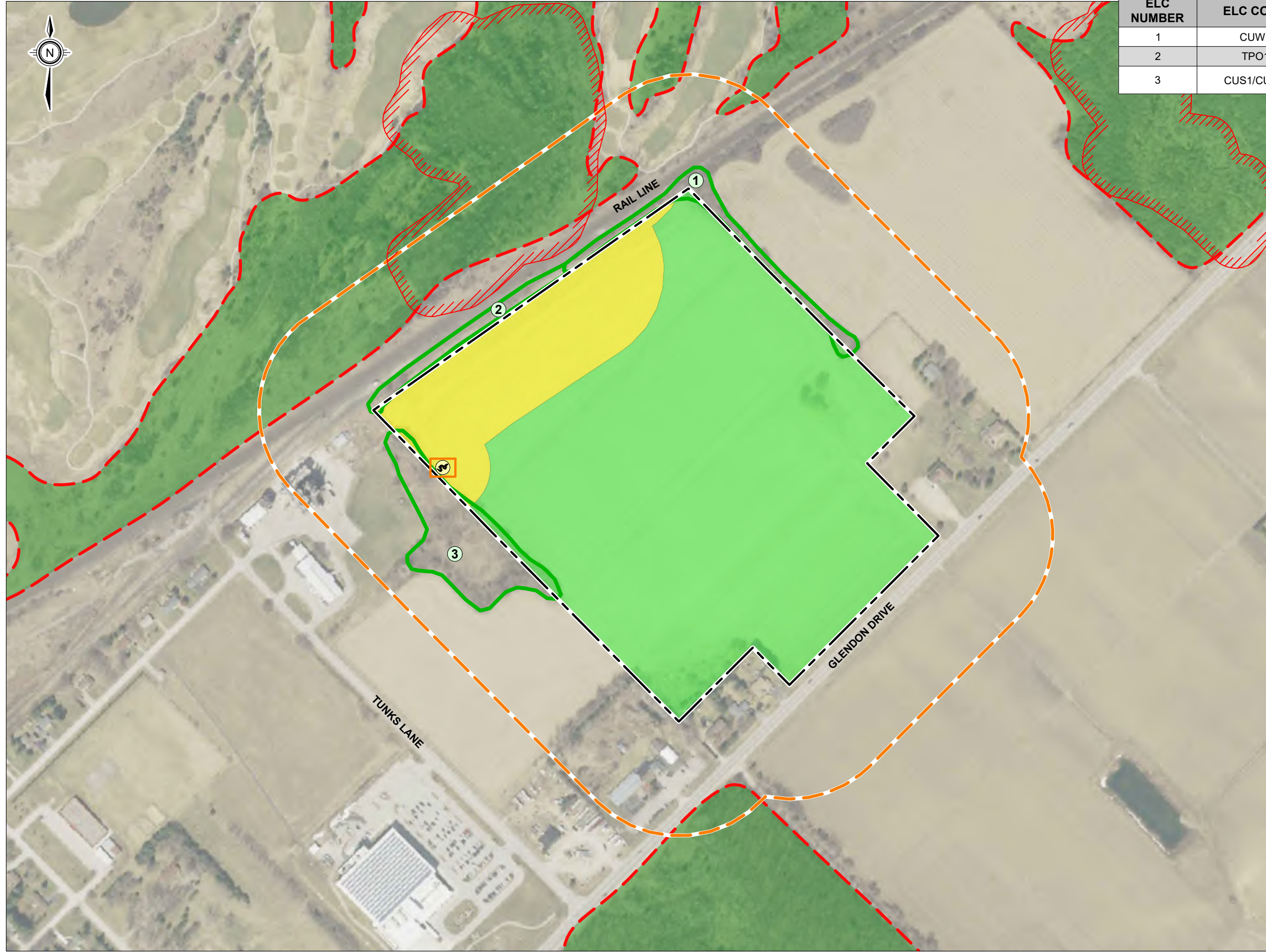
THIS FIGURE IS SCHEMATIC ONLY AND TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.



PROJECT
CONSTRAINTS AND OPPORTUNITIES
 10242 GLENDON DRIVE
 KOMOKA, ONTARIO

TITLE
VEGETATION COMMUNITIES AND SITE PHOTOGRAPHS

Drawn	DCH	Scale	1:4,000	3
Checked		Project No.	55926-200	
Date	2023-11-01	Rev No.	0	



ELC NUMBER	ELC CODE	Description
1	CUW1	Mineral Cultural Woodland (0.48ha)
2	TPO1	Dry Open Tallgrass Prairie (0.34ha)
3	CUS1/CUW1	Mineral Cultural Savannah/Mineral Cultural Woodland mix (1.28ha)

LEGEND

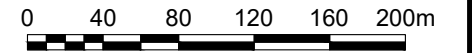
- SUBJECT LANDS
 - STUDY AREA (120m from Subject Lands)
 - VEGETATION COMMUNITY
 - POTENTIAL SNAKE HIBERNACULUM
 - UTRCA REGULATED LIMIT
 - SIGNIFICANT WOODLAND (Middlesex County, Schedule 'C')
- CONSTRAINTS**
- LOW
 - MEDIUM
 - HIGH

REFERENCES

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NOTES

THIS FIGURE IS SCHEMATIC ONLY AND TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.



PROJECT
CONSTRAINTS AND OPPORTUNITIES
 10242 GLENDON DRIVE
 KOMOKA, ONTARIO

TITLE
CONSTRAINED AREAS

Drawn	DCH	Scale	1:4,000	Figure 4
Checked		Project No.	55926-200	
Date	2023-10-29	Rev No.	0	

Ontario Tallgrass Prairie Indicator Species



Big Bluestem
*Andropogon gerardii*¹



Little Bluestem
*Schizachyrium scoparium*²



Round-headed Bush Clover
*Lespedeza capitata*³



Switchgrass
Panicum virgatum



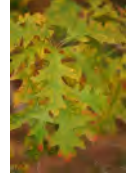
Showy Tick-Trefoil
*Desmodium canadense*⁴



Butterfly Milkweed
*Asclepias tuberosa*⁵



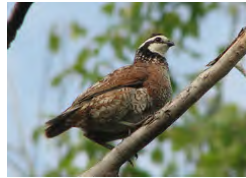
New Jersey Tea
*Ceanothus americanus*⁶



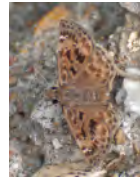
Black Oak
*Quercus velutina*⁷



Cylindrical Blazing Star
*Liatris cylindracea*⁴



Northern Bobwhite
*Colinus virginianus*⁸



Mottled Duskywing
*Erynnis martialis*⁹



Eastern Foxsnake
*Pantherophis vulpinus*¹⁰



American Badger
*Taxidea taxus*¹¹



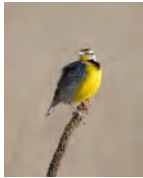
Indiangrass
*Sorghastrum nutans*¹



Black-eyed-Susan
*Rudbeckia hirta*¹²



Bobolink
*Dolichonyx oryzivorus*¹³



Eastern Meadowlark
*Sturnella magna*¹⁴

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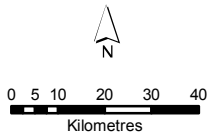
Built with iNaturalist Canada Guides (<https://inaturalist.ca/guides>)

Riddell's Goldenrod in Ontario

as recorded by the Ontario Natural
Heritage Information Centre as of
February 29, 2012

- Communities
- Roads
- Species occurrence

Areas in yellow represent known occurrences of this species. For animals this includes areas such as breeding colonies, breeding ponds, denning sites and hibernacula. For plants this is usually where it occurs naturally.

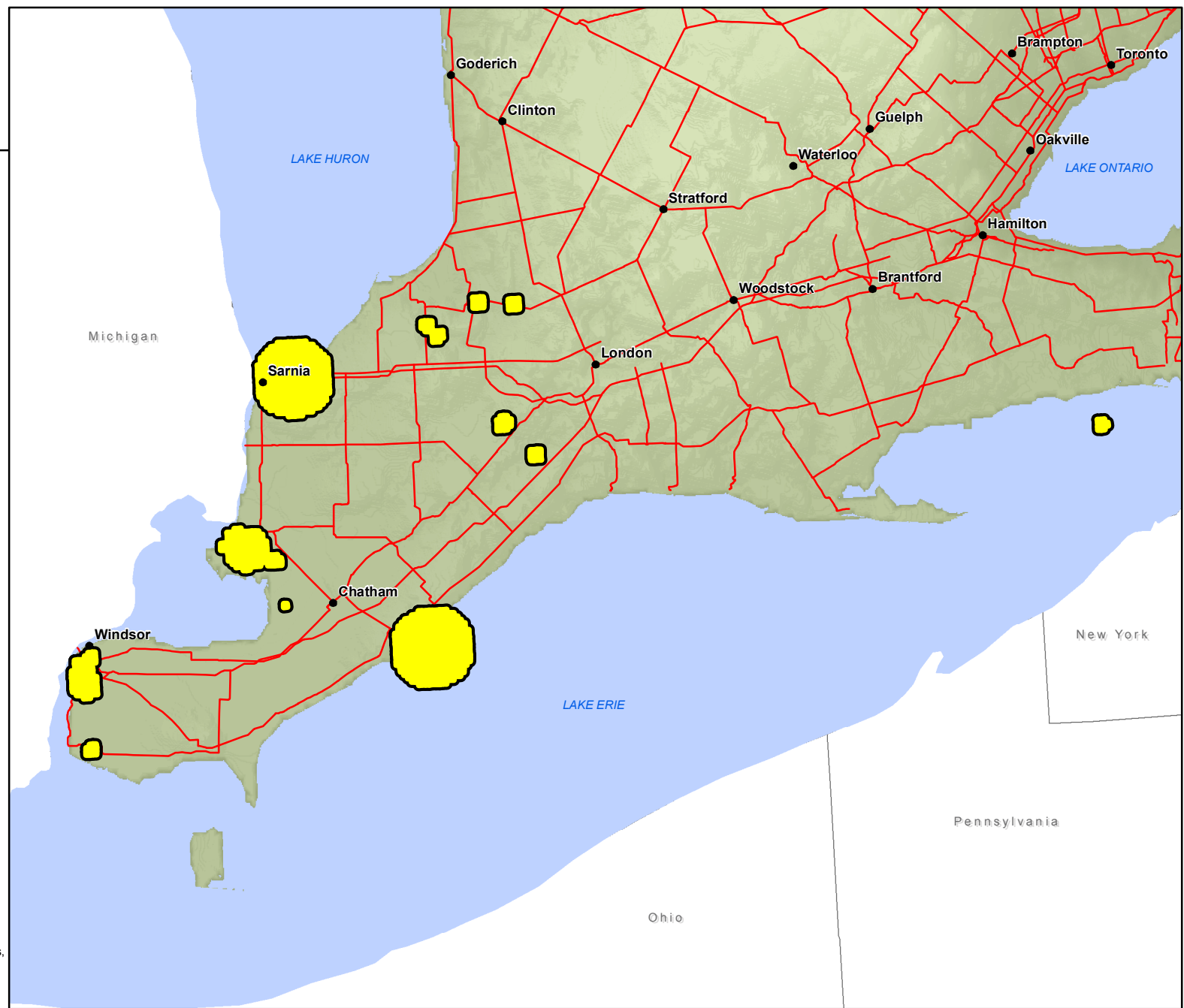


For information on species at risk, visit: ontario.ca/speciesatrisk

To learn more about the Ontario Natural Heritage Information Centre, visit: nhic.mnr.gov.on.ca

Note:

This map should not be relied on as a complete and accurate representation for locations of species at risk, routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.



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Queensnake in Ontario

as recorded by the Ontario Natural
Heritage Information Centre as of
February 29, 2012

- Communities
- Roads
- Species occurrence

Areas in yellow represent known occurrences of this species. For animals this includes areas such as breeding colonies, breeding ponds, denning sites and hibernacula. For plants this is usually where it occurs naturally.



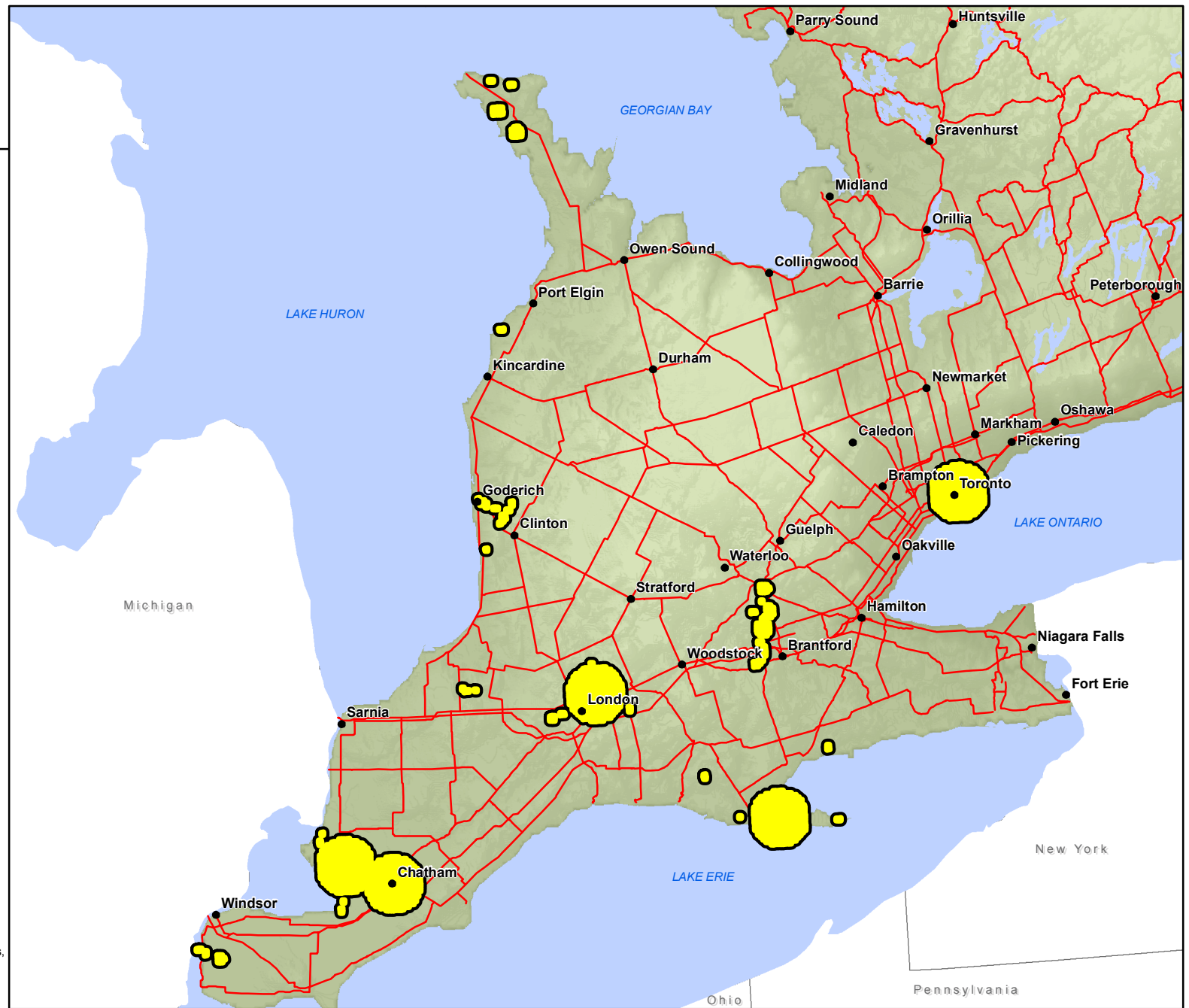
0 10 20 40 60 80
Kilometres

For information on species at risk, visit: ontario.ca/speciesatrisk

To learn more about the Ontario Natural Heritage Information Centre, visit: nhic.mnr.gov.on.ca

Note:

This map should not be relied on as a complete and accurate representation for locations of species at risk, routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.



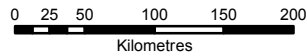
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Northern Map Turtle in Ontario

as recorded by the Ontario Natural Heritage Information Centre as of February 29, 2012

- Communities
- Roads
- Species occurrence

Areas in yellow represent known occurrences of this species. For animals this includes areas such as breeding colonies, breeding ponds, denning sites and hibernacula. For plants this is usually where it occurs naturally.

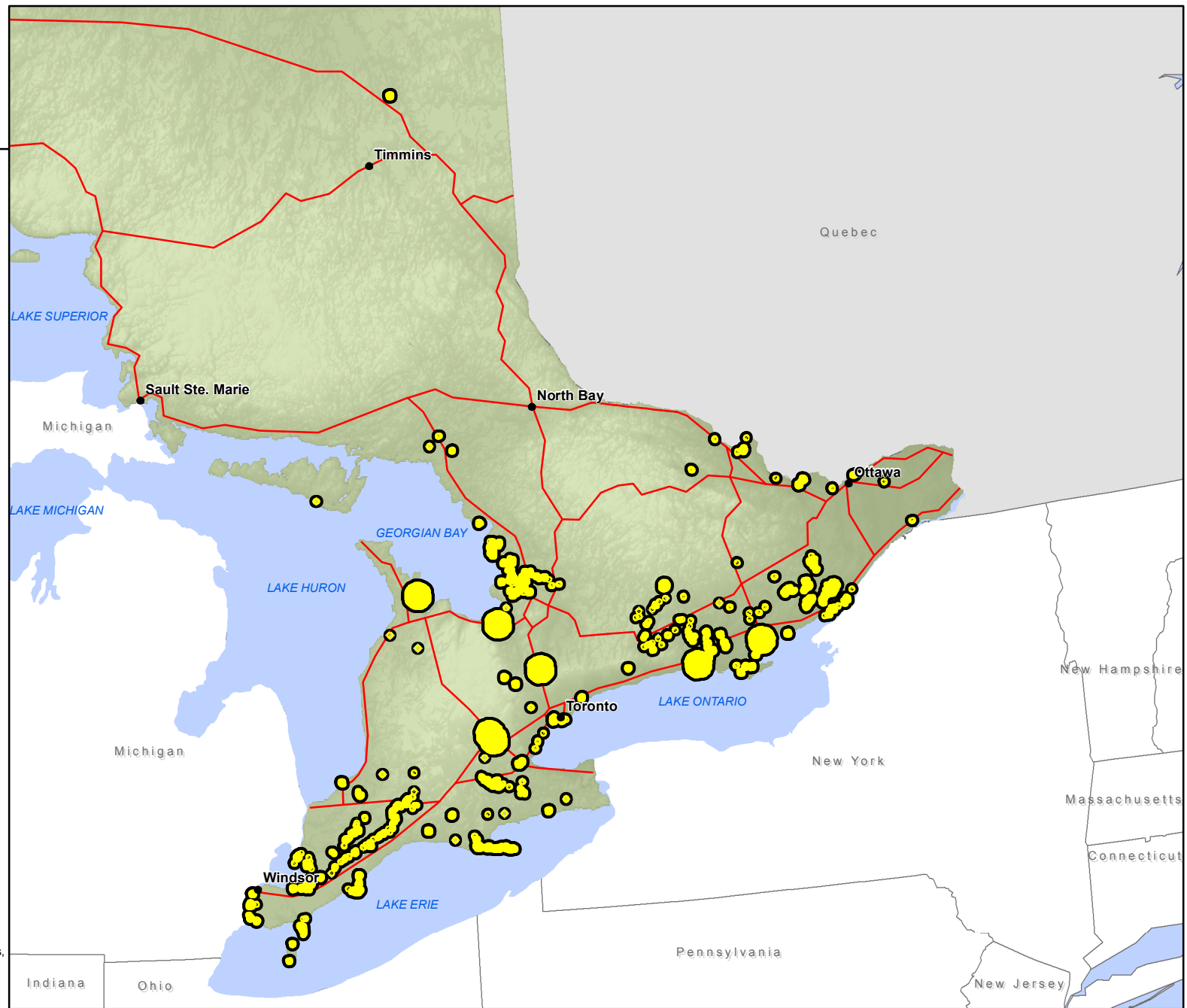


For information on species at risk, visit: ontario.ca/speciesatrisk

To learn more about the Ontario Natural Heritage Information Centre, visit: nhic.mnr.gov.on.ca

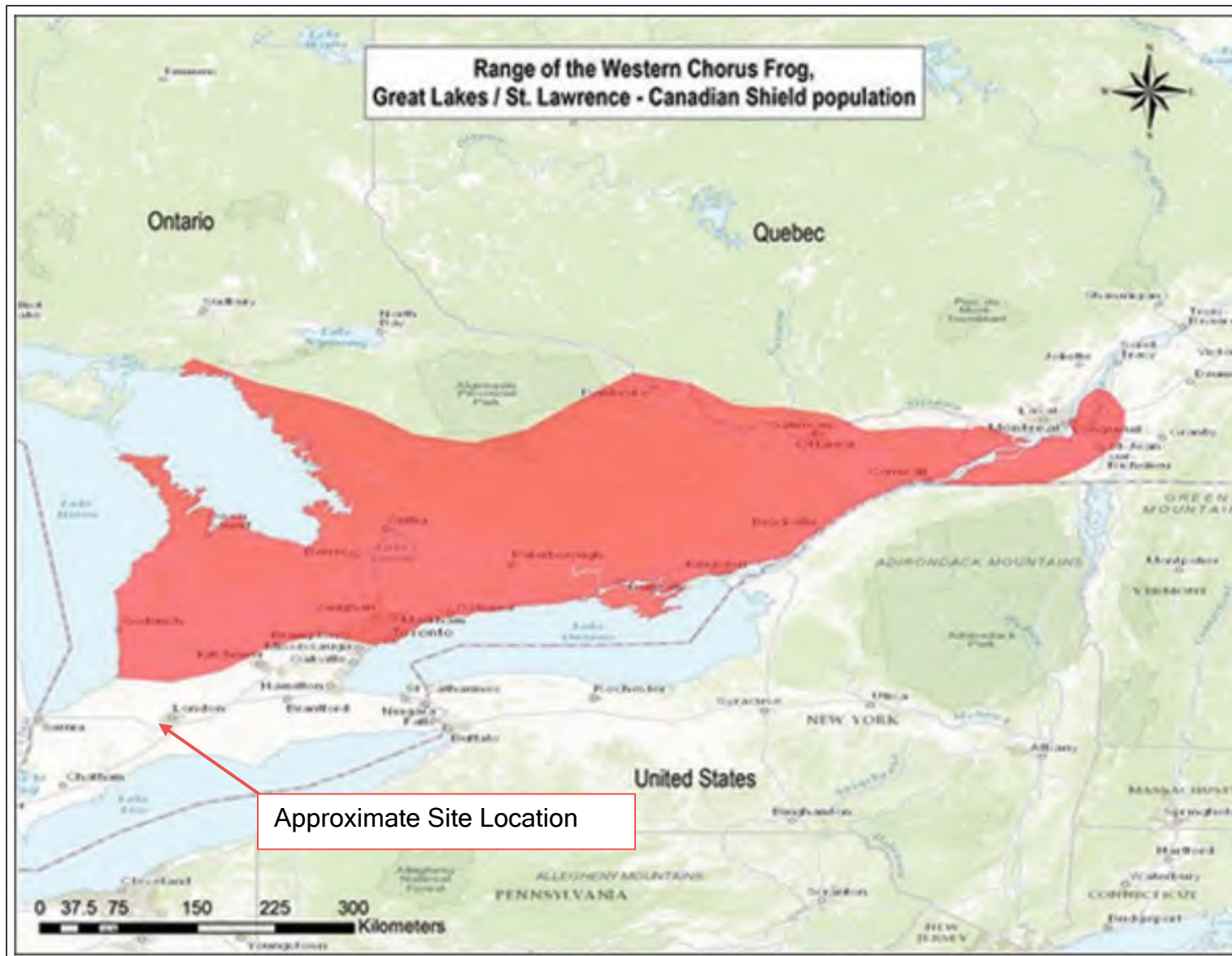
Note:

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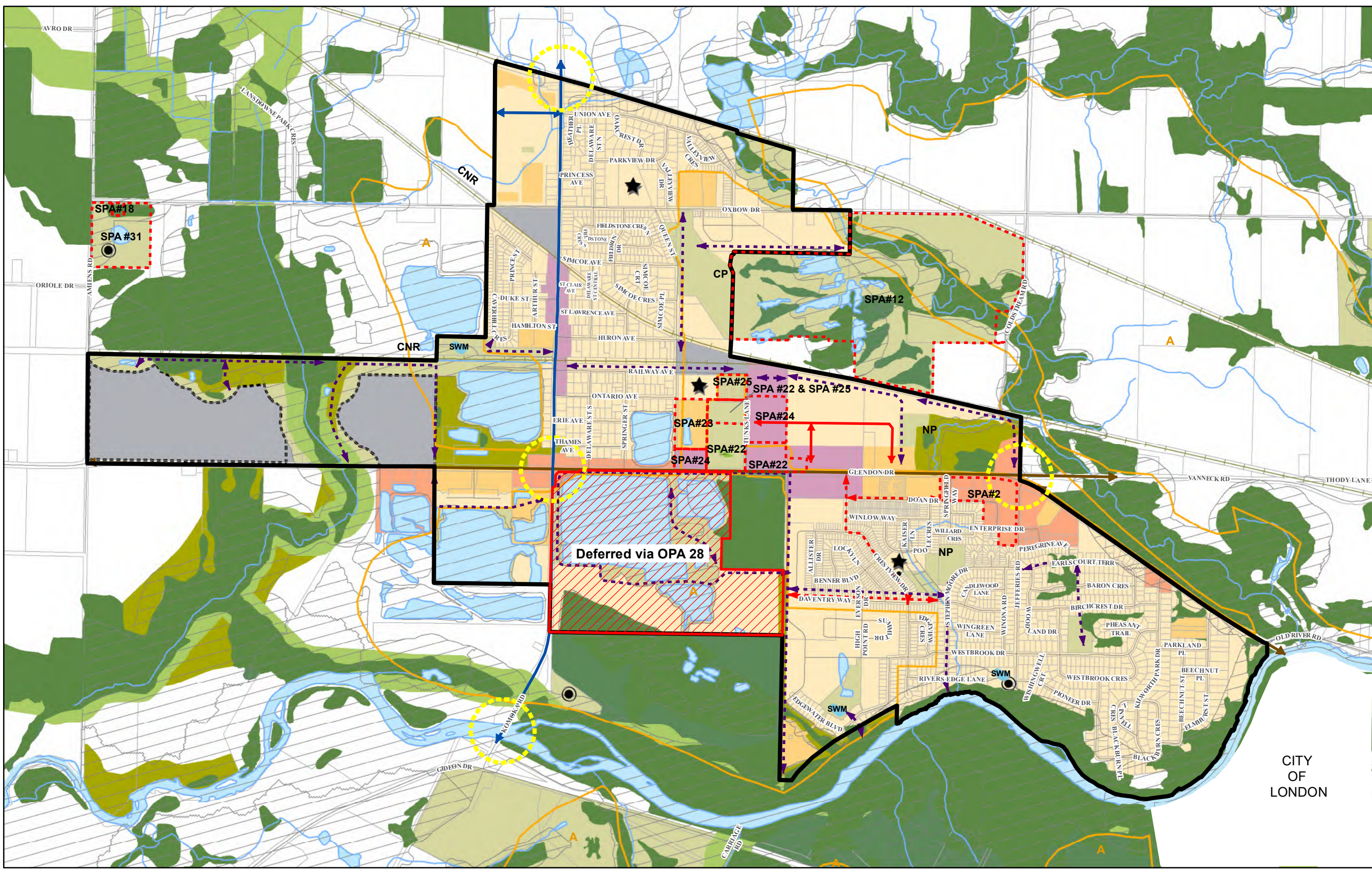


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Environment and Climate Change Canada
Western Chorus Frog Range Map



SCHEDULE A-2: KOMOKA-KILWORTH URBAN SETTLEMENT AREA & SECONDARY PLAN



Legend

- SPECIAL POLICY AREA #
- SETTLEMENT BOUNDARY
- AGGREGATE OVERLAY

OFFICIAL PLAN DESIGNATION DESIGNATION

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- VILLAGE CENTRE
- SETTLEMENT COMMERCIAL
- SETTLEMENT EMPLOYMENT
- PARKS AND RECREATION
- NATURAL HERITAGE ENHANCEMENT / ENVIRONMENTAL BUFFER AREAS
- NATURAL ENVIRONMENT
- HAZARD LANDS

COMMUNITY USE

- CP COMMUNITY PARK
- NP NEIGHBOURHOOD PARK
- RF RECREATION FACILITY
- SCHOOL
- FUTURE SCHOOL SITE

TRANSPORTATION:

- ARTERIAL ROAD
- COLLECTOR ROAD
- FUTURE COLLECTOR ROAD
- PROPOSED COLLECTOR ROAD
- COMMUNITY GATEWAY
- MULTI-USE TRAILS

OTHER:

- WASTEWATER TREATMENT FACILITY
- STORMWATER MANAGEMENT

1:20,000

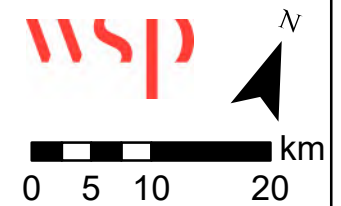
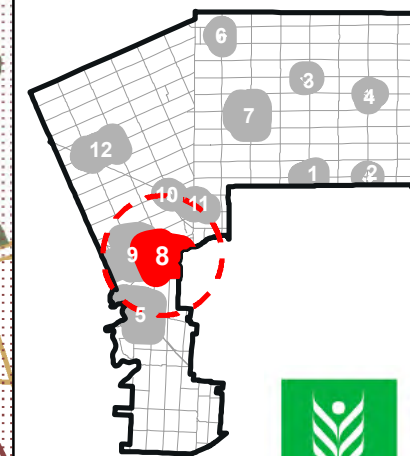
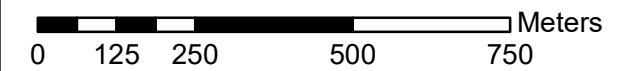
Meters

Schedule A-8 Kilworth Urban Settlement Area

Legend

Land Use Designations

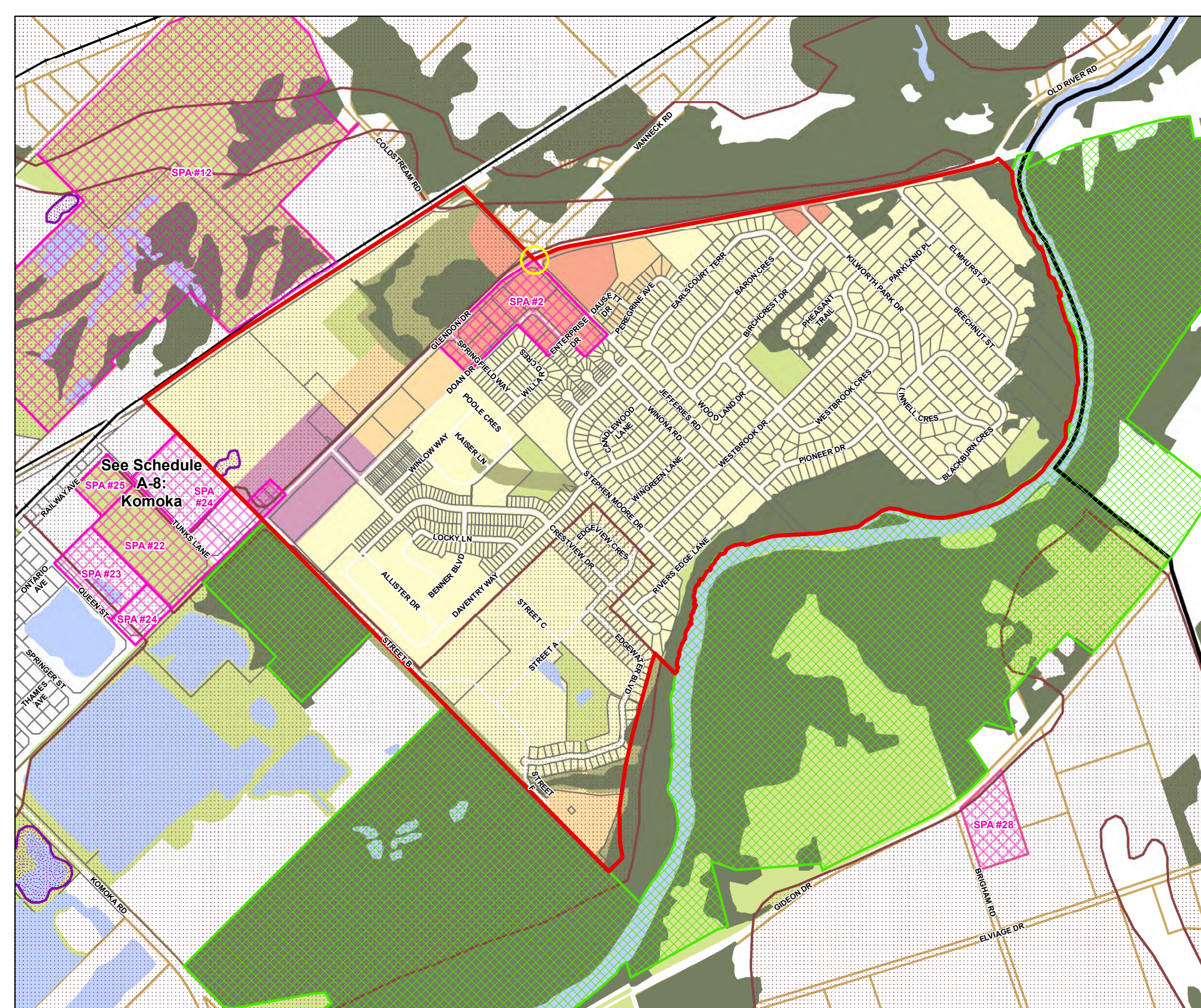
-  Residential
 -  Medium Density Residential
 -  Hamlet
 -  Settlement Commercial
 -  Rural Commercial
 -  Village Centre
 -  Rural Industrial
 -  Institutional
 -  Settlement Employment
 -  Parks and Recreation
 -  Natural Heritage Enhancement Area
 -  Natural Environment
 -  Agriculture
-  Community Gateways
 -  Settlement Boundary
 -  Middlesex Centre Boundary
 -  Aggregate Overlay
 -  Conceptual SWM Pond
 -  Railway Line
 -  Special Policy Areas
 -  Provincial Park Regulated Area



DRAFT



Date: May 10, 2022



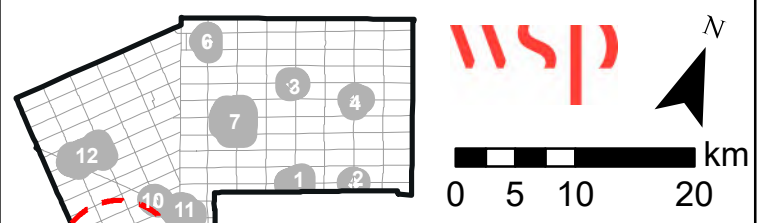
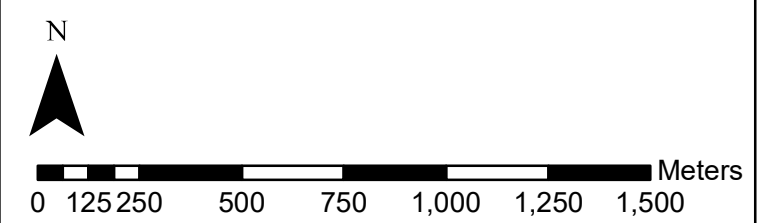
Schedule A-9 Komoka Urban Settlement Area

Legend

Land Use Designations

-  Residential
 -  Medium Density Residential
 -  Hamlet
 -  Settlement Commercial
 -  Rural Commercial
 -  Village Centre
 -  Rural Industrial
 -  Institutional
 -  Settlement Employment
 -  Parks and Recreation
 -  Natural Heritage Enhancement Area
 -  Natural Environment
 -  Agriculture
-  Community Gateways
 -  Settlement Boundary
 -  Middlesex Centre Boundary
 -  Aggregate Overlay
 -  Conceptual SWM Pond
 -  Railway Line
 -  Special Policy Areas
 -  Provincial Park Regulated Area

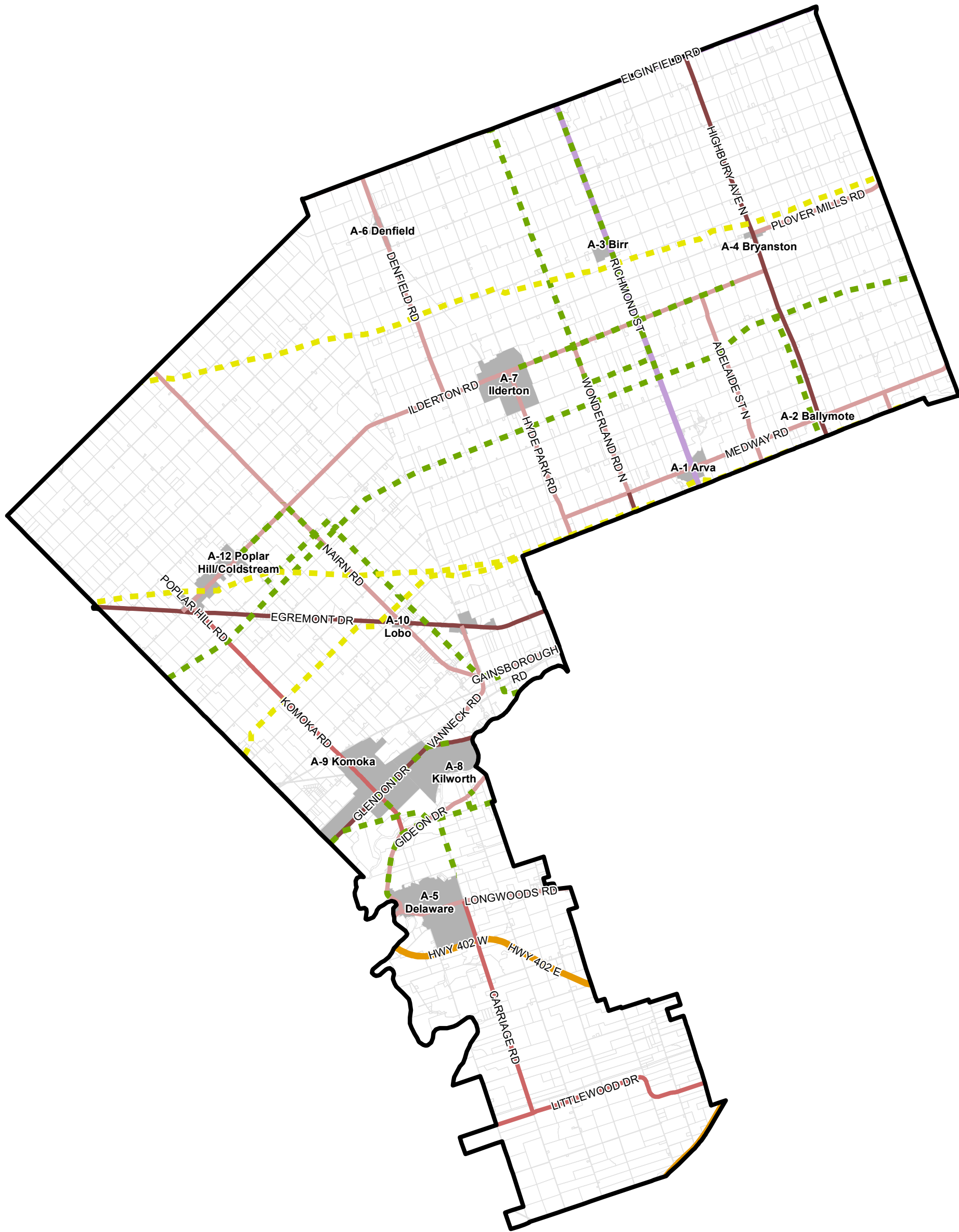
See Schedule
A-8: Kilworth



DRAFT



Date: May 10, 2022



- | | |
|---------------------------|-------------------------|
| Middlesex Centre Boundary | Road Class |
| Settlement Boundary | Arterial Road |
| Utility Line | Collector Road |
| Gas Line | Four Lane Arterial Road |
| Oil Pipeline | Provincial 400 Series |
| | Provincial Highway |

DRAFT

Date: May 10, 2022

NOTE: Schedules should be read in conjunction with applicable policies of the Plan and other Land Use Schedules.

Schedule D Transportation & Utilities Plan



**middlesex
centre**



Appendix E

Development Plans

Approval Form D – Subdivisions and Condominiums

Instructions

This form is to be used when submitting a proposed plan of subdivision or plan of condominium to the County of Middlesex as the Approval Authority. The County encourages those considering making an application to pre-consult. The County will organize and host a pre-consultation meeting where an applicant has an opportunity to discuss a proposal with staff from the County, the local municipality and affected agencies.

In accordance with Section 51(17) of the Planning Act, the prescribed information must be submitted to the approval authority. Filling out this form and attaching the accompanying information will help you meet the requirements of the Planning Act and Ontario Regulation 544/06. If additional space is needed to answer any of the questions, attach separate pages or reports. Please note that additional information may be required by the Approval Authority.

A processing fee (see page 10) is required to accompany this application (made payable to the ‘Treasurer – County of Middlesex’).

All sections in this form marked * must be completed before the application will be accepted. Failure to complete the entire application may result in delays in processing and in obtaining a decision.

Section One – General Information

Type of Application: Subdivision Condominium Municipality _____
 Has a pre-consultation meeting occurred? Yes No Date Oct 23, 2024

Section Two – Primary Contacts *

Owner of Subject Lands: Sifton Properties Limited

Address 1295 Riverbend Road, Suite 300 London, Ontario

Postal Code N6K 0G2 Telephone 519-434-3622

Fax _____ E-mail _____

Are the subsurface rights owned by the same owner? Yes No

If not, indicate who owns the subsurface rights: _____

Applicant / Agent: Nicole Ooms- Project Manager Planning and Development for Sifton Properties Limited

Address 1295 Riverbend Road, Suite 300 London, Ontario

Postal Code N6K 0G2 Telephone 226-577-6623

Fax _____ E-mail nicole.ooms@sifton.com

Specify to whom communications should be sent: Owner Agent

Section Three – Secondary Contacts

Surveyor: AGM Plan Survey Engineer

Address 3514 White Oak Rd. London, Ontario, Canada

Postal Code N6E 2Z9 Telephone 519-685-5300

Fax _____ E-mail rwood@agm.on.ca

Engineer: MTE Consulting Engineers- Jamie Dick P.Eng, Manager, Civil Engineering

Address 1061 Hargrieve Rd., London, Ontario

Postal Code N6E 1P6 Telephone 519-271-7952

Fax _____ E-mail jdick@mte85.com

Solicitor: Lerners- Andrew Hentz, Partner

Address 88 Dufferin Ave., London, Ontario

Postal Code N6A 1K4 Telephone 519.640.6365

Fax 519.932.3365 E-mail ahentz@lerners.ca

Section Four – Location and Description *

Municipal Address 10242 Glendon Drive, Komoka Ontario N0L 1R0

Assessment Roll Number 393900002003600 Former Municipality Township of Lobo

Description of the land (such as lot & concession) Pt. Lot 7 South, Concession 2, County of Middlesex

Description of the land (such as reference or plan numbers) _____

Dimensions of the land: Frontage 252.9m Depth 444.9m IRR Area 18.06 Ha

Are there any easements or restrictive covenants affecting the subject lands? Yes No

If yes, attach a copy of any deeds or documents and describe the nature and effect of the easement or restrictive covenant: _____

Section Five – Policy Context *

Provide an explanation of how the plan is consistent with policy statements (including the Provincial Policy Statement) issued under subsection 3 (1) of the Planning Act. Refer to Planning Justification Report

If the subject land is within an area designated under any provincial plan or plans, provide an explanation of how the plan conforms or does not conflict with the provincial plan or plans. N/A

Provide the current designation of the subject land in the County Official Plan and provide an explanation of how the draft plan conforms with the Official Plan. See Planning Justification Report for response.

Provide the current designation of the subject land in the local Official Plan and provide an explanation of how the draft plan conforms with the Official Plan. Designated: Residential and Village Commercial
See Planning Justification Report for response.

If the plan does not conform to the municipality's Official Plan, has an application for an amendment been made? Yes No *N.O.*
If YES, indicate the application file number and its status: ~~Submitted: No file number assigned~~
If NO, the plan may be premature.

What is the current zoning on the subject lands? Existing Use

Does the plan conform to the uses permitted under the local municipal Zoning By-law? Yes No

*If the plan does not conform to the local Zoning By-law, has an application for an amendment been made? Yes No

* If YES, indicate the application file number and its status: Submitted: No file number assigned

Do the subject lands contain any areas of archaeological potential? Yes No Unknown

If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential an **archaeological assessment** and a **conservation plan** for any identified archaeological resources must be attached. Attached Not Applicable

Section Six – Proposed Land Uses *

	Number of Units or Dwellings (as shown on the Plan)	Area in Hectares	Density (Units per Hectare)	Number of Parking Spaces	Number of Bedrooms	Tenure
RESIDENTIAL						
Detached Dwellings	89	3.75	23.7	N/A	2+	Freehold
Semi-detached dwellings	0			N/A		
Multiple Attached (Row / Townhouses)	78	1.75	44.6		2	Freehold
Apartments						
Seasonal						
Mobile Home						
Other Residential (Specify) Future Development Blocks- Residential		3.93	varies			Unknown

Where a plan of subdivision / condominium application includes future development blocks, the lots/units for the development shall be equivalent to the anticipated future development yield for those blocks.

NON-RESIDENTIAL

Commercial : Mixed Use		2.08				
Industrial		0				
Institutional (Specify) _____		0				
Park or Open Space		1.95	N/A	N/A		
Roads		3.41	N/A	N/A		
Other (Specify) Future development/SWM		1.195				
TOTAL		18.06				
For Condominium Applications only, specify number of parking spaces for detached and semi-detached use					n/a	
Indicate if any of the units or dwellings are for specialized housing, being housing for groups such as senior citizens or the disabled.					Possible- Requested use in ZBA	

Section Seven - Condominium Applications *

Has the local municipality approved a site plan? Yes No

Has a site plan agreement been entered into? Yes No

Has a building permit been issued? Yes No

Is the proposed development under construction? Yes No

If construction has been completed, indicate date of completion _____

Is this a proposal to convert an existing building containing residential rental units? Yes No

If YES, the number of units to be converted _____

Does this proposal comply with the Rental Housing Protection Act? Yes No

Indicate the type of condominium proposed (check only one)

- () **Standard (Not Phased)** - The traditional condominium type.
- () **Standard (Phased)** - A single standard condominium built in phases. **Provide** a summary of the number of units and common elements to be developed in each specific phase. Also provide a plan showing the units and common elements in each phase
- () **Amalgamation** - Where two (2) or more existing standard condominium corporations amalgamate. **Provide** a plan showing the relationship of the previous condominiums to be amalgamated. Also provide file numbers, approval dates, etc.
- () **Common Elements** - Where common elements are defined but the land is not divided into units. **Provide** a summary of the property ownerships and a plan showing the affected freehold properties outside the specific condominium site. Also provide a plan and a description of the common elements
- () **Leasehold** - The initial term of the lease must be from 40 years to 99 years and a leasehold unit owner can sell a unit without the consent of the landowner. **Provide** information regarding the date the leases will be expiring and the intent of what happens at the end of the lease period
- () **Vacant Land** - Each owner may decide what type of structure, if any, will be built on the lot. **Provide** information on proposed servicing and status of required permits etc. Also provide a plan which includes the proposed building envelopes
- () **Exemption** - Where appropriate, a condominium may be exempt from the draft plan approval process. **Provide** a letter setting out the reasons in support of the request.
- () **Amendment** - An amendment to an already approved and registered plan of condominium.

Section Eight – Services * (mark all that apply)

- Municipal sanitary sewage system
 - Private individual or communal septic system(s)
 - with greater than 4500 litres effluent produced per day
 - with less than 4500 litres of effluent produced per day
- Municipal piped water
 - Private communal well system
 - Individual private well(s)
- Municipal Storm Sewers
 - Other, explain _____
 - Provincial Highway County Road Municipal Road

Servicing reports attached: Yes. Functional Servicing Report.

A **hydrogeological report** is required to accompany this application if the plan would permit development of lots / units on privately owned and operated septic systems.

A **servicing options report** and a **hydrogeological report** is required to accompany this application if the plan would permit development of five or more lots / units on privately owned and operated wells or five or more lots / units on privately owned and operated septic systems or any development on privately owned an operated wells or septic systems where more than 4500 litres of effluent would be produced per day.

Section Nine – Previous and Existing Uses

What is the current use of the subject land? Agricultural

What previous uses have there been on the subject land? Agricultural

What are the current surrounding land uses? Residential, Commercial, Industrial, Rail, Agricultural

Is there reason to believe the subject land may be contaminated by former uses on the site or adjacent sites?

No. N/A

If YES, an Environmental Site Assessment may be necessary. Has an Environmental Site Assessment under the Environmental Protection Act been completed? Yes No

What information did you use to determine the answers to the Previous and Existing Uses questions?
Known information and aerial mapping

Section Ten – Status of Other Applications under the Planning Act *

Please indicate whether the subject land or land within 120 metres of it has been or is the subject of any other applications under the Planning Act. Yes (complete below) No Unknown

If YES, indicate the type of application:

- official plan amendment zoning by-law amendment minor variance
- consent plan of subdivision or condominium
- site plan any other matter, please specify _____

Authority considering the application _____ File No. _____

Purpose of the application and the impact (if any) on this proposal _____

Residential and commercial development adjacent to property

Current status of the application Approved

Section Eleven – Supporting Information

List the information / material that is available in support of this proposal:

Document Title	Author or Source
Planning Justification Report	Sifton Properties Limited
Noise, Vibration and Land Use Compatability Analysis	Dillon Consulting Ltd.
Traffic Impact Assessment	Stantec
Functional Servicing Report	MTE Consulting Engineers

Section Twelve – Owners Delegation of an Agent *

I, Sifton Properties Limited, being the registered owner(s)
(name(s) of owner, individual or company)

of the subject lands authorize Nicole Ooms- Project Manager Planning and Development to prepare this application on my/
our behalf. (Name of agent)

DocuSigned by:
[Signature] 5/9/2025
Signature of Owner(s) Date

Section Thirteen – Affidavit or Sworn Declaration *

I, Nicole Ooms of the Municipality of Southwold in
the (name) (Municipality)

County of Elgin make oath and say (or solemnly declare) that the
(County)
information contained in this form and the accompanying material is true.

aid Sworn (or declared) before me at the City of London in the County of Middlesex ^{AK}
~~County of Middlesex~~ ~~Municipality of Middlesex Centre~~ this
(County) (Municipality)
29th day of May, 2025.

[Signature] Commissioner of Oaths
Andrew P. Hantz
[Signature] Applicant

Section Fourteen – Applicant's Consent for Release of Information *

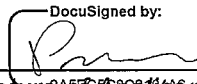
In accordance with provisions of the Planning Act, it is required that the application and all supporting documentation be available for public viewing. Therefore, in accordance with the above, I/We Sifton Properties Limited, the applicant(s), hereby acknowledge that the
(Applicant)
information contained in this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will be available to the general public in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

DocuSigned by:
[Signature] 5/9/2025
Signature of Applicant Date

Section Fifteen – County of Middlesex Costs

Please be advised that the County may incur expenses associated with obtaining peer review professionals related to technical studies / reports in accordance with the County of Middlesex Tariff of Fees By-law. Any expenses that the County incurs in this regard will be forwarded to you, the owner, for payment.

I, Sifton Properties Limited, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.

DocuSigned by:


Signature of Applicant

5/9/2025

Date

YOUR SUBMISSION CHECKLIST:

- Have you read The County of Middlesex Subdivision and Condominium Approvals Procedures – An Applicant’s Guide before completing this application form?
- Have you discussed your proposal with the local municipality and County Planning Staff?
- 1 copy of this form, completed and signed
- 1 copy of any information or reports that accompany the application
- 1 full size (approx. 24" x 36") folded copy of the plan signed by the owner(s) and an Ontario Land Surveyor
(Note: draft plan must indicate all items as required by Section 51(17) of the Planning Act)
- 1 reduced copy of the plan (no larger than 11" x 17")
- Digital copies of the plan in .dwg AND .pdf formats
- The application fee made payable by cheque to the 'Treasurer – County of Middlesex'
(See page 10)

Forward to:
County of Middlesex
Planning Department
399 Ridout Street North
London ON N6A 2P1

For Help You May Contact:
Planning Department
phone (519)434-7321 fax (519)434-0638
email: planning@middlesex.ca



FOR OFFICE USE ONLY	
DATE RECEIVED:	_____
MEETING DATE:	_____

Zoning By-law Amendment Application

PURSUANT TO SECTION 34 OF THE PLANNING ACT

1. Applicant information	
Registered owner(s) of the subject land	
Name: Sifton Properties Limited	
Address: 1295 Riverbend Road - Suite 300	
Town: London, Ontario	Postal Code: N6K0G2
Phone: 519-434-3622	Cell:
Fax:	Email:
Authorized agent (authorized by the owner to file the application, if applicable)	
Name: Mrs. Nicole Ooms, Project Manager Planning and Development	
Address: 1295 Riverbend Road - Suite 300	
Town: London, Ontario	Postal Code: N6K0G2
Phone: 519-434-3622 ext. 3275	Cell: 226-577-6623
Fax:	Email: nicole.ooms@sifton.com
2. The date of the application: May 9, 2025	
3. If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. Provide a separate sheet where needed.	
Name: APANS Inc. c/o Ann Schuller, President	
Address: 284 Central Avenue	
Town: London, Ontario	Postal Code: N6B 2C8
Phone:	Cell:
Fax:	Email: aschuller@apans.on.ca
4a. Current Official Plan land use designation: Residential and Village Commercial	
b. Please explain how this application conforms to the Official Plan?	
The plan conforms by providing a range of residential land uses, as well as commercial uses within the Village Commercial designation along the Glendon Drive frontage.	
5a. Current Zoning: EU- Existing Use	
b. Please explain the nature and extent of the rezoning?	
Rezoning to permit the land uses proposed on the conceptual plan for the site and based on the zoning layouts provided.	

c. Please provide the reason why the rezoning is requested?

To permit residential, commercial, retirement and utility land uses on the site.

6. Description of subject land 10242 Glendon Drive, Komoka Ontario N0L1R0

Geographic Township: Middlesex Centre	Concession(s): Concession 2	Lot(s): Pt. Lot 7
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address:	Municipal Roll Number: 393900002003600	

7. Dimensions of subject land (in metric units)

Frontage: 221.4m	Depth: 444.9m IRR	Area: 18.06 Ha
------------------	-------------------	----------------

8. Access to subject land (please provide information for only those that apply to this property)

Provincial Highway:	County Road:
Municipal Road: Glendon Drive	Other Public Road:
Right of Way:	Water:

Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

9. Describe all existing uses of the subject land?

Agricultural

10. Please indicate whether there are any existing buildings or structures on the subject land?

Yes* No

*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):

Type of Building / Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area

11. Describe all proposed uses of the subject land?

Residential, Open space, Public Utility, Parkland, Stormwater Management, Commercial, Municipal roadway
Public walkways

12. Please indicate whether any buildings or structures are proposed to be built on the subject land?
 Yes* No

*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
See types of dwellings and buildings on applicable zoning layouts					

13. Please indicate the date when the subject land was acquired by the current owner?
 2024

14. Please indicate the length of time that the existing uses of the subject land have continued?
 Unknown

15. Water Supply: Water supply will be provided via?

<input checked="" type="checkbox"/> publicly owned and operated piped water system	<input type="checkbox"/> lake or other water body
<input type="checkbox"/> privately owned well or communal well	<input type="checkbox"/> other (please specify) _____

16. Sewage Disposal: Sewage disposal will be provided via?

<input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system	<input type="checkbox"/> privy
<input type="checkbox"/> privately owned individual or communal septic system	<input type="checkbox"/> other (please specify) _____

17. Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.

Yes* No

*If yes, have the following reports been submitted as part of the requested amendment?

<input checked="" type="checkbox"/> servicing options report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See Draft Plan Application package
<input checked="" type="checkbox"/> hydrogeological report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> To be submitted prior to Draft Plan Approval based on municipal comment

18. Storm Drainage: Storm drainage will be provided via?

<input checked="" type="checkbox"/> storm sewers	<input checked="" type="checkbox"/> swales
<input type="checkbox"/> municipal drainage ditches	<input type="checkbox"/> other (please specify) _____

19. Indicate the minimum and maximum density and height requirements if applicable:		
	Minimum	Maximum
Height	1 Storey	10 Storeys
Density	23.7 UPH	150 UPH

20. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: <i>(please use a separate sheet)</i></p>		

21. Does this application remove land from an area of employment?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: <i>(please use a separate sheet)</i></p>		

22. Are the subject lands within an area where zoning with conditions applies?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>*If yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: <i>(please use a separate sheet)</i></p>		

23. If known, has the subject land ever been the subject of:		
An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: Reg. No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>24. Please indicate how the application is consistent with the Provincial Planning Statement (a copy of the Provincial Planning Statement is available at ontario.ca/page/land-use-planning)? See planning justification based on applicable policy in the Planning Justification Report submitted with the Draft Plan of Subdivision application</p>		

25. Is the subject land within an area of land designated under any provincial plan or plans?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans.		
26. Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, elaborate on the additional consultation proposed.		

Items 30 and 31 to the Schedule of Ontario Regulation 546/06 apply only if the subject land is within an area of land designated under any provincial plan or plans.

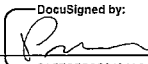
27. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in procession the application. Please fill out the checklist below to ensure you have included all the required information.

- The boundaries and dimensions of the subject land.
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)
- The current uses on land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

MUNICIPAL COSTS

Please be advised that the municipality may incur expenses associated with obtaining outside legal/engineering/planning review/assistance from its consultants, relating to your application. Any expenses that the municipality incurs in this regard will be forwarded to you, the applicant, for payment.

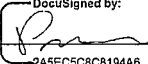
I, Sifton Properties Limited, (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.

DocuSigned by:  2A9ECC5C8C8194A6... Signature	5/9/2025 Date
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AGENT AUTHORIZATION (*Please complete for an agent to act on behalf of the owner of the subject land.)

I, Sifton Properties Limited (Name), being the owner of the property described in Section 1 of this application for zoning by-law amendment, hereby authorize Mrs. Nicole Ooms, Project Manager Planning and Development (Agent) to act as my agent in matters related to this application for zoning by-law amendment.

Dated this 9th day of May 20 25

DocuSigned by:

 2A5EC5C8C8194A6...
 Owner

STATUTORY DECLARATION

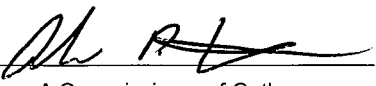
I, Nicole Ooms (Name) of the Township of Southwold (Name of City, Town, Township, Municipality, etc.) in the County of Elgin (Name of County, Region or District)


SOLEMNLY DECLARE THAT

The information provided in this application as required under Section 34 of the Planning Act and Ontario Regulation 546/06 is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

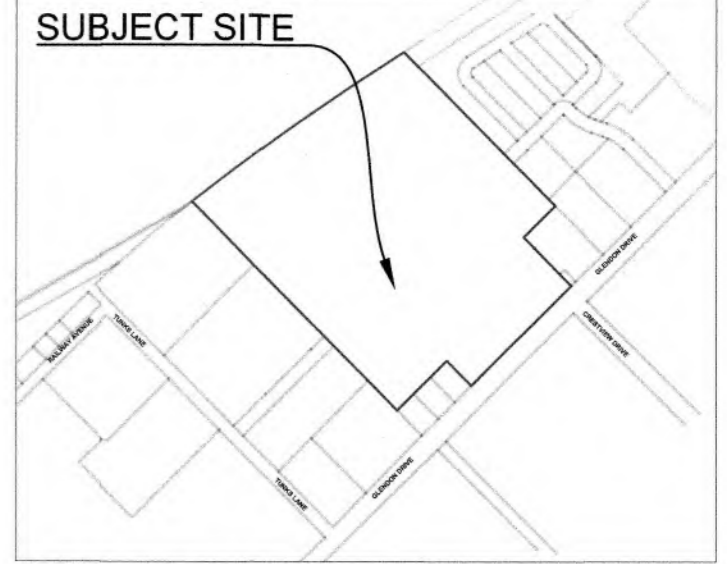
Declared before me at the City of London in the County of Middlesex this 29th day of May 20 25


 A Commissioner of Oaths
Andrew P. Hertz


 Applicant or Authorized Agent*



DRAFT PLAN OF SUBDIVISION
CON 2 S PT LOT 7
10242 GLENDON DRIVE
KOMOKA, ONTARIO N0L 1R0



KEY PLAN - N.T.S.

OWNER'S CERTIFICATE

I hereby consent to the filing of this Plan in Draft Form.

Richard Sifton
 President & CEO
 Date: May 26/25

Phillip Maschelein
 Senior Vice President
 Neighbourhood Developments
 Date: May 26/25

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Robert Wood, O.L.S.
 Surveyor
 Date: May 16/2025

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

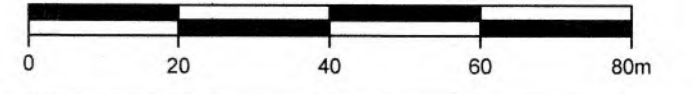
- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) clayey soil (SI)
- j) as shown on plan
- k) municipal sewer
- l) as shown on plan

LAND USE SCHEDULE		
LAND USES	HECTARES	PERCENT
BLOCKS: 1 - 10 Low Density Residential	3.79	21.0
BLOCKS: 11 - 16 Medium Density Residential - Street Townhouses	1.75	9.7
BLOCKS: 17 & 18 Medium Density Residential	2.42	13.4
BLOCK: 19 Medium / High Density Residential	1.52	8.4
BLOCK: 20 Mixed Use Development	2.08	11.5
BLOCK: 21 & 22 Parkland	0.67	3.7
BLOCKS: 25 - 28 Municipal Walkways	0.07	0.4
BLOCKS: 23, 24, 29 & 30 Open Space	1.20	6.7
BLOCK: 31 Storm Water Management Pond	1.10	6.1
BLOCKS: 32, 33 & 34 Future Development	0.06	0.4
BLOCKS: 35, 36 & 37 0.3 Reserve	0.00	0.0
Proposed Roads and ROW	3.41	18.9
TOTAL SITE AREA	18.06	100



Experience. The Difference.™

1:1,000



DRAFT PLAN OF SUBDIVISION
10242 GLENDON DRIVE
KOMOKA, ONTARIO, N0L1R0

DESIGNED BY: AL
 APPROVED BY: NO
 DATE: 15 May 2025

GLENDON DRIVE

GLENDON DRIVE

