

**WOODLAND ENHANCEMENT PLAN
FOR
524 YORK ROAD, NIAGARA-ON-THE-LAKE**

PREPARED FOR:

Niagara York Road Inc.

524 York Road
Niagara-on-the-Lake, ON L0S 1J0

PREPARED BY:



432 Niagara St., Unit 2
St. Catharines, ON L3M 4W3

FILE NO: C24059
APRIL 2026

TABLE OF CONTENTS

1. INTRODUCTION	1
2. EXISTING SITE CONDITIONS	2
2.1 Description of the Subject Property	2
2.2 Description of Proposed Development & Enhancement Sites	2
2.3 Physiography, Soils & Drainage	2
2.4 Site Assessment.....	3
3. PLANTING WORKS.....	6
3.1 Site Preparation, Access & Best Management Practices.....	6
3.2 Planting Recommendations	6
3.4 Habitat Creation.....	10
3.4.1 Upland Areas	10
4. MAINTENANCE & MONITORING.....	11
4.1 Timing of Works & Construction Steps.....	11
4.2 Monitoring.....	11
5. REFERENCES	13

LIST OF FIGURES

Figure 1 - Location Map.....	4
Figure 2 – Woodland Planting Locations	5

LIST OF TABLES

Table 1. Tree Planting List	8
Table 2. Shrub Planting List	9

APPENDICES

Appendix A: Site Photos

Appendix B: Woodland Enhancement Plan Component Memo (December, 2025)

1. INTRODUCTION

Colville Consulting Inc. was retained by Niagara York Road Inc to complete a Woodland Enhancement Plan to offset woodland removals located at 524 York Road, Niagara-on-the-Lake, hereby referred to as the Subject Property. The property is located between the end of Glendale Avenue to the west, Counsell Street to the east, and York Road to the south. The following Woodland Enhancement Plan has been created to describe and provide site preparation and planting works recommended for two properties that have been chosen as woodland enhancement sites. These two sites are shown on Figure 1. This report has been created to satisfy Region staff comments and clear conditions of approval regarding Phase 1 & 2 of development on the Subject Property. The intent of this Plan is to provide recommendations and designs for this property. The Woodland Enhancement Plan addresses Region comments to address:

- planting specifications, including tree replacement and planting densities;
- sediment and erosion control;
- recommendations for best management practices for site preparation, pest management practices and monitoring.

2. EXISTING SITE CONDITIONS

2.1 Description of the Subject Property

The Subject Property (hereby referred to as Parcel 5) is located within the Glendale Area included in Schedule F of the Niagara-on-the-Lake Official Plan. The Subject Property measures approximately 2.84 hectares (7.02 acres) in size, which includes both Phase 1 and Phase 2.

A review of background air photos ranging from 1934 to present indicates that a majority of the Subject Property has been historically used for agricultural purposes, which appears to have been abandoned after 1965. According to historical air photos, there has also been a small node of woodland on the southern corner of the property. The former agricultural lands have since been mostly maintained as a mix of manicured lawn and regularly mowed meadow lands, with the northern side of the property being developed into a hotel sometime between 2015 and 2018 as part of Phase 1. It has been deemed that the small node of woodland on the property meets the criteria of an Other Woodland. The extent of the dripline was staked and mapped during a site visit between Colville Consulting Inc. and Region staff.

2.2 Description of Proposed Development & Enhancement Sites

As mentioned above, a hotel was developed on the northern portion of the property as part of development referred to as Phase 1. Apart of this phase, woodland offsetting is required but has yet to be completed. The intention of these plantings has been incorporated into this plan.

Proposed development on this property for Phase 2 consists of the creation of a 7-storey dual hotel, consisting of 226 total rooms, associated parking amenities, as well as a detached restaurant. The entirety of the proposed Phase 2 development is approximately 1.46 ha (3.6 acres). A proposed concept plan is provided in Appendix A.

Based on discussions with Region staff (see Appendix B), Colville Consulting staff have identified two properties that are suitable for woodland offsetting. These properties are adjacent to the Subject Property, one directly being northwest (referred to as Parcel 1), and the other (referred to as Parcel 7) to the south across York Road (See Figure 1). There is also a small corner on Property 5 suitable for on-site planting. To satisfy requirements necessary for removals for Phase 1 and 2, approximately 0.357 ha of woodland creation is necessary.

2.3 Physiography, Soils & Drainage

Based on the Soils of Municipality of Niagara soils mapping (Ontario Institute of Pedology, 1989), the soils on the proposed enhancement areas are classified as Cashel and Beverly. Cashel soils are typically described as silty clay loam soils that are moderately well-drained, moderately to slowly permeable, and have relatively high moisture-holding capabilities. However, during dry periods droughtiness can be a problem. Surface runoff is generally rapid. Beverly soils are typically described as silty clay loam that are imperfectly drained and moderately to slowly permeable. These soils are usually compacted and have medium to high water-holding capacities with moderate to high surface runoff. Topographically, the targeted planting location on Parcel 1 gradually slopes from northeast to southwest, while the planting locations on Parcel 7 are generally flat.

2.4 Site Assessment

Assessments of Parcel 1 & 7 were completed on December 2, 2025 and March 26, 2026. The purpose of these assessments was to assess these locations in regard to physiography, soils, drainage, vegetation and general site conditions. The December 2, 2025 site visit was also used to discuss off-site planting opportunities with the Town and Region, which joined Colville Consulting staff at each proposed planting location.

The Glendale Secondary Plan Update and Sub-Watershed Study report completed by NSRI in 2024 identifies the slope on Parcel 1 as CUT1 (Dry-Fresh Deciduous Shrub Thicket Ecosite) and CUM1-1 (Dry-Moist Old Field Meadow Type). While we did not receive field data sheets from NSRI, based on our site visits we generally agree with NSRI's ELC description of this area.

Parcel 1

Existing vegetation in the proposed planting location on Parcel 1 consists of a mix of meadow, weedy herbaceous species, along with some woody vegetation along the edge of the existing wooded area, including Dogwood, Maples, Oak and invasive Buckthorn. Vegetative cover was generally sparse along this woodland edge and is a good candidate for woodland creation.

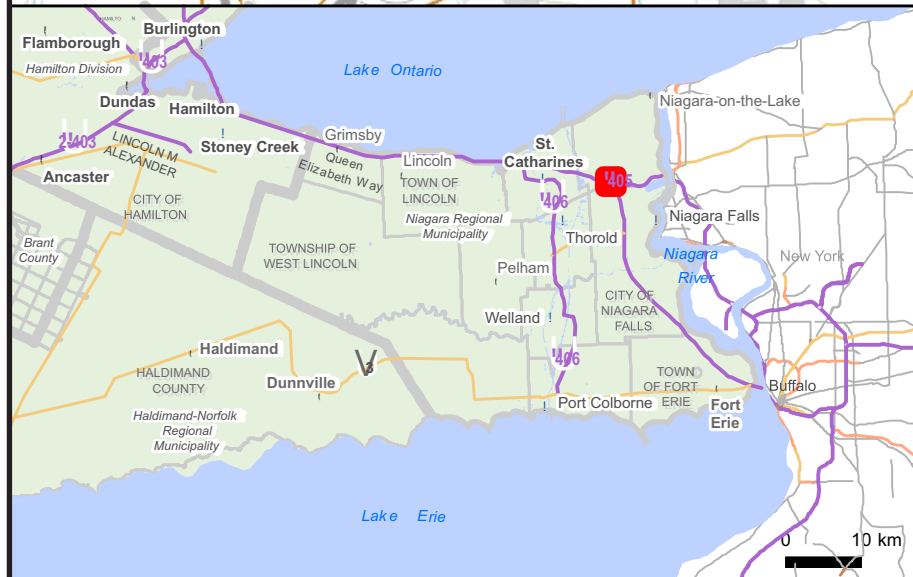
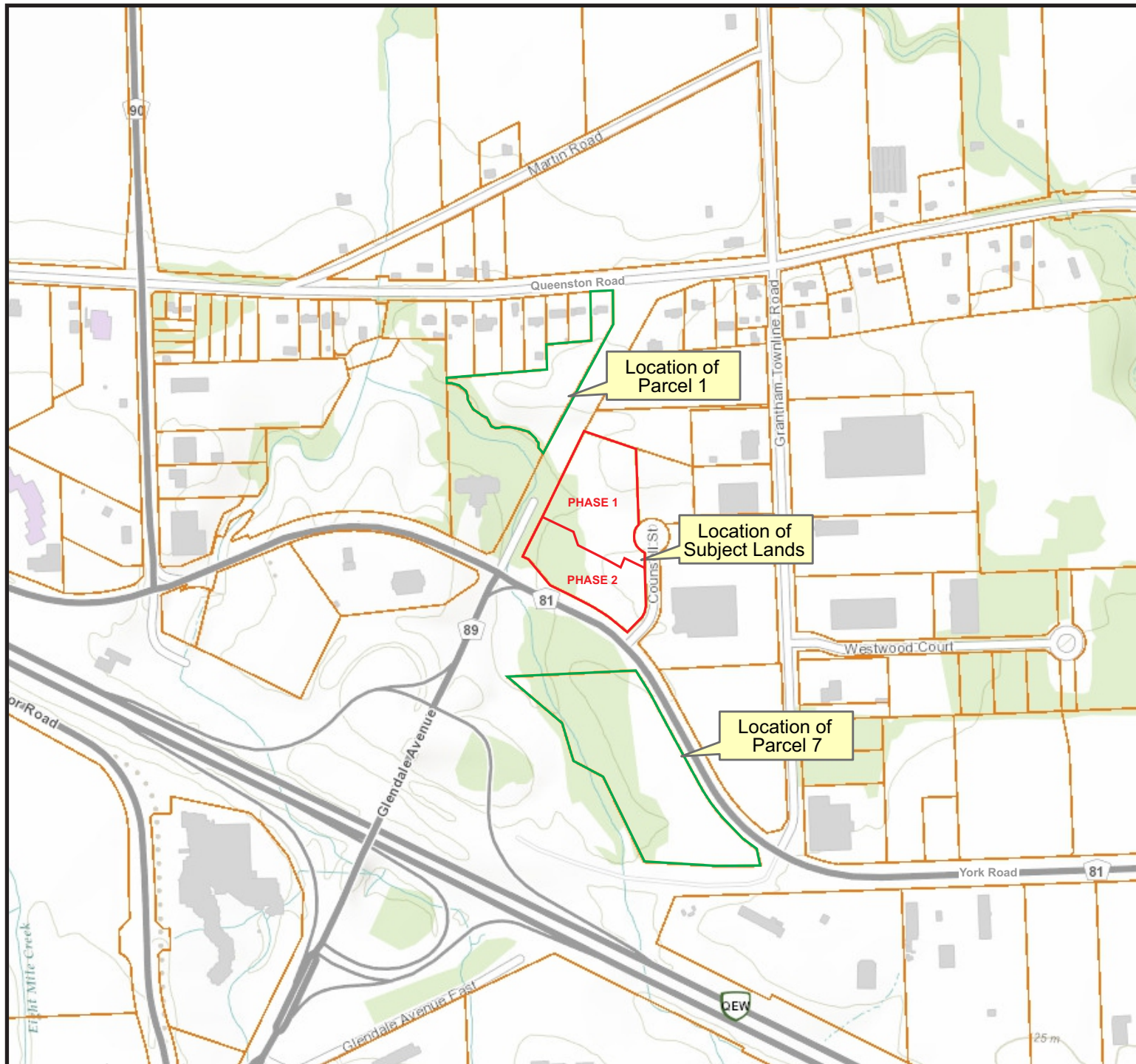
Parcel 7

The 0.06 hectare on Parcel 5 can be found on the central western edge of the Subject Property. There is some sparse existing vegetation on this land consisting of natural and planted native tree species, as well as some Dogwoods and native grasses and sedges. There is opportunity in this area to enhance the canopy coverage and create more woodland associated with the adjacent woodland to the west off property.

Parcel 7

Existing vegetation in the proposed southern woodland planting area on Parcel 7 consists of a mix of wildflowers and weedy herbaceous species, with some woody vegetation in the form of Dogwood shrubs and Maple saplings. This area is a good candidate for woodland creation due to the proximity of adjacent woodland surrounding this node.

Vegetation in the northwestern proposed woodland planting area on Parcel 7 consists is similar to the southern portion, however there is a stand of Phragmites along the western edge of the property.



**Figure 1
Location Map**

**Woodland Enhancement Plan for
524 York Road, NOTL**

Prepared for: **Niagara York Road Inc.**

Prepared by: **COLVILLE**
CONSULTING INC.

DATE: April 2026

FILE: C24059



LEGEND

- Glendale Area Properties 1, 5, 6 and 7
- Off Site Woodland Planting Locations
- On Site Woodland Planting Location
- Proposed Phase 2 Woodland Removal

Removals - 524 York Road

Phase 1 =	0.120 ha
Phase 2 =	0.237 ha

Total Removal Area = 0.357 ha

Proposed Woodland Enhancement

On-site (524 York Road) =	0.060 ha
Off-site (Parcel 1) =	0.227 ha
Off-site (Parcel 7) =	0.130 ha

Total Enhancement Area = 0.357 ha

Figure 2
Glendale Area Properties
Woodland Planting Locations
for 524 York Road

Woodland Enhancement Plan for 524 York Road, NOTL

Prepared for: Niagara York Road Inc.

Prepared by: **COLVILLE** CONSULTING INC.

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C24059

3. PLANTING WORKS

3.1 Site Preparation, Access & Best Management Practices

The proposed woodland enhancement areas are located on additional lands owned by the applicant and therefore present no issues in terms of permission to enter. Contractor is to confirm prior to installation if the proposed locations can be access by rubber tired vehicles or if they will need to be accessed by foot only.

While potential disturbance outside of the proposed planting areas is unlikely, Best Management Practices for construction still applies to planting works conducted on this site. This list includes, but is not limited to, the following:

1. Keep equipment and construction materials (debris, rubbish, planting equipment) in a secure location and out of the rain to the greatest extent possible;
2. Keep construction site free of litter, debris and any potentially leaky containers;
3. Store, handle and dispose of fuels, waste, trash and hazardous materials properly; and
4. Capture, contain and clean up any spills or leaks immediately, implement a spill contingency plan and be prepared with clean up materials on-site.

For the northwestern area of Parcel 7, it recommended that any area currently occupied by Phragmites be treated with a round of intensive mechanical removal, cutting the stalks with a mower in late summer when the plant is using energy for seed production. Two rounds of mowing should occur, once in July, and another in August. It is recommended that mowing should occur for 2 years before planting begins in any area adjacent to Phragmites establishment.

3.2 Planting Recommendations

To enhance the woodland in these areas, it is recommended that additional trees and shrubs be installed. Plantings are intended to provide enhanced ecological function as well as provide habitat areas that will complement ecological functions to the adjacent woodland.

To enhance the function of the woodland and replace removals in Phase 1 & 2, it is recommended that a total of 305 new trees and 330 shrubs be installed in the areas on Parcels 1, 5 and 7 as illustrated on Figure 2 which represents the total woodland enhancement area of 0.357 ha. Details of species compositions, sizes and approximate costs to be installed are summarized in Table 1. It is recommended that 175 trees and 180 shrubs be installed in Parcel 1, 25 trees and 50 shrubs on Parcel 5, and 105 trees and 100 shrubs on Parcel 7. It is recommended that the final details of the 1 planting plan be prepared in consultation with a native plant supplier to ensure appropriateness for species based on site condition and factors such as slope position, soil type and quality, adjacent canopy coverage, soil composition and drainage conditions. Species in the list below may also be subject to change based on plant supplier discretion and availability of material.

Based on our observations, groundcovers are currently well established and therefore no additional seed installation is recommended at this time. However, it is recommended that a few bags of a native seed mix be brought on site in case any bare patches are discovered or if any ground disturbance that requires reseeding occurs.

It is also recommended that approximately 100 tree nuts be broadcast across the planting locations. The nuts are to be locally sourced if possible. The spreading of tree nuts across the planting areas helps both additional vegetation establishment and providing food for animals.

Plant material to be used in this planting plan should be obtained from a reputable native plant supplier in Niagara. All material to be planted must show no outward signs of physiological stress, as indicated by:

- Severe chlorosis of the foliage;
- Wilted or wilting foliage;
- Dead or dying foliage, or terminal shoot or bud damage;
- Dead or dying roots; and
- Disease or insect infestation.

Planted seedlings observed with any of the above symptoms must be replaced with healthy seedlings.

To help avoid impacts by wildlife, it is recommended that tree protection measures be installed as needed by the plant supplier to maximize the probability of survival.

Table 1. Tree Planting List – Parcel 1, 5 & 7			
Species	Size	Count	Approx. Cost
Parcel 1			
Red Oak	2 GAL	10	\$170.00
Bur Oak	2 GAL	10	\$170.00
Shagbark Hickory	2 GAL	15	\$255.00
Red Maple	2 GAL	15	\$255.00
Sugar Maple	2 GAL	15	\$255.00
Red Oak	1 GAL	25	\$250.00
Bur Oak	1 GAL	15	\$150.00
Shagbark Hickory	1 GAL	25	\$250.00
Red Maple	1 GAL	25	\$250.00
Sugar Maple	1 GAL	5	\$50.00
Black Cherry	1 GAL	15	\$150.00
		175	\$2,205.00
Parcel 5			
Red Oak	2 GAL	5	\$85.00
Red Maple	2 GAL	5	\$85.00
Red Maple	1 GAL	5	\$50.00
Sugar Maple	1 GAL	5	\$50.00
Shagbark Hickory	1 GAL	5	\$50.00
		25	\$320.00
Parcel 7			
Red Oak	2 GAL	5	\$85.00
Bur Oak	2 GAL	15	\$255.00
Shagbark Hickory	2 GAL	10	\$170.00
Red Maple	2 GAL	15	\$255.00
Red Oak	1 GAL	5	\$50.00
Bur Oak	1 GAL	20	\$150.00
Shagbark Hickory	1 GAL	15	\$150.00
Red Maple	1 GAL	15	\$150.00

Black Cherry	1 GAL	5	\$100.00
		105	\$1,365.00
Total		305	\$3,890.00

Table 2. Shrub Planting List – Parcel 1, 5 & 7

Species	Size	Count	Approx. Cost
Parcel 1			
Gray Dogwood	1 GAL	25	\$200.00
	60MM Plug	30	\$60.00
Silky Dogwood	1 GAL	15	\$120.00
	60MM Plug	30	\$60.00
Staghorn Sumac	1 GAL	15	\$120.00
	60MM Plug	30	\$60.00
Common Ninebark	60MM Plug	35	\$70.00
		180	\$690.00
Parcel 5			
Gray Dogwood	1 GAL	10	\$80.00
Silky Dogwood	1 GAL	10	\$80.00
Staghorn Sumac	1 GAL	10	\$80.00
Common Ninebark	60MM Plug	20	\$40.00
		50	\$280.00
Parcel 7			
Gray Dogwood	1 GAL	10	\$80.00
	60MM Plug	15	\$30.00
Silky Dogwood	1 GAL	10	\$80.00
	60MM Plug	15	\$30.00
Staghorn Sumac	1 GAL	10	\$80.00
	60MM Plug	10	\$20.00
Common Ninebark	60MM Plug	15	\$30.00
Willow	60MM Plug	15	\$30.00
		100	\$380.00

Total	330	\$1,350.00
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Any areas with low vegetative coverage should afterwards be reseeded with an approved native woodland seed mix. A balanced woodland mixture provided by the plant supplier at a seeding rate of 9 kg/acre.

3.4 Habitat Creation

3.4.1 Upland Areas

To help enhance wildlife habitat opportunities, it is recommended that some coarse woody debris be scattered within Parcel 1, Parcel 5 (on-site plantings), and in the northern planting location on Parcel 7. If there are any down or dead trees on the Subject Lands, they could be used for this habitat enhancement. If not, additional material should be sourced from off site and added during construction and planting.

4. MAINTENANCE & MONITORING

4.1 Timing of Works & Construction Steps

It is recommended that any invasive removals occur in the late summer when the soil is driest and when the Phragmites are using the most energy for seed production. This also coincides with reduced wildlife activity and native species dormancy.

The general steps during the planting phase for the planting areas as follows:

1. Conduct any mechanical maintenance as necessary to remove invasive species;
2. Place coarse woody debris and scatter within Parcel; 1 and the northwestern area of Parcel 7;
3. Plant trees and shrubs in accordance with the Plant List (Table 1 & 2) This should be done in the fall when the plant supplier identifies an appropriate time frame for ideal planting conditions;
4. Seed the planting areas using broadcasting or hydroseeding, and;
5. Refer to general best management practices laid out in this report. During woodland planting, adjustments to the plan should be made proactively as a result of site limitations or to capitalize on improved approaches based on site conditions and resource availability.

4.2 Monitoring

Monitoring will document any successes and/or failures of the implementation of the Planting Plan and provide subsequent recommendations to improve the plan's success. To ensure that plantings are successful, it is recommended that plant material be monitored by the plant supplier/installer in early-fall of 2027 & 2028.

The year-end monitoring report will include:

- Photo monitoring – locations will be confirmed after construction is complete;
- A review of surface hydrology and success of the impoundment area;
- Tree and shrub planting success and health assessment;
- Vegetation establishment and extent of aquatic vegetation;
- Success of seed mix, vegetation densities and assessment of non-native or invasive species establishment
- Success of Phragmites management efforts on Parcel 7 and;
- Recommendations for further improvements to the function and/or stability of both areas.

COLVILLE CONSULTING INC.

I trust this plan meets your needs and expectations. Please do not hesitate to contact the undersigned at 905-935-2161 should you have any questions or concerns regarding this plan. Alternatively, you can reach me by email at.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Nash'.

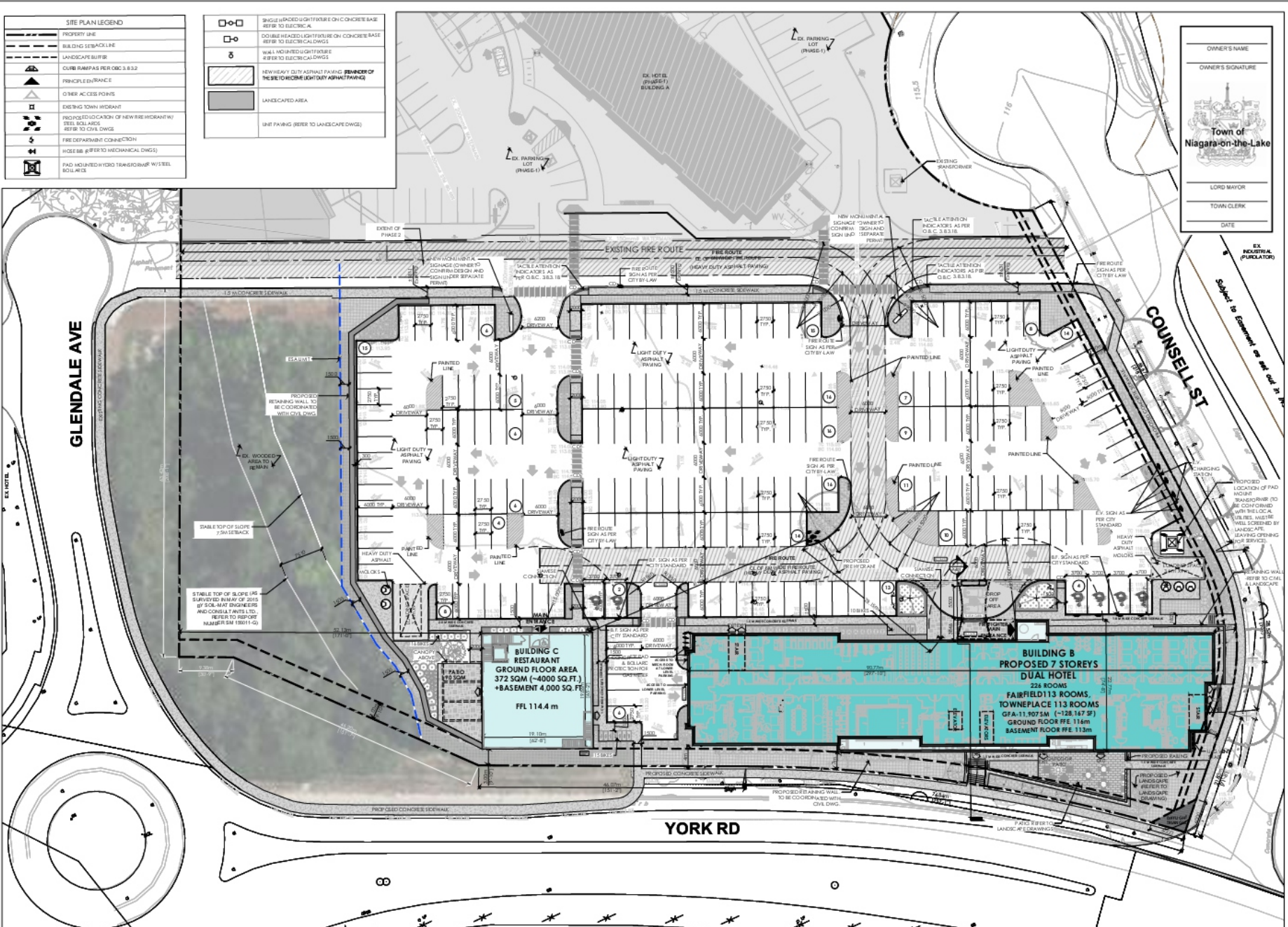
Nash Colville B.A. CISEC-IT, CERPIT
ISA-certified Arborist: ON-3316A
Colville Consulting Inc.

5. REFERENCES

- Gary Watson. (2014) International Society of Arboriculture. Tree Planting – Second Edition.
- Matheny, N., Smiley E. T., Gilpin, R., & Hauer, R. (2023) Managing Trees During Site Development and Construction – Third Edition. International Society of Arboriculture.
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- Niagara Peninsula Conservation Authority (NPCA). 2005 Groundwater Study
- Niagara Navigator. 2020. <https://maps.niagararegion.ca/Navigator/>
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). The Agricultural Information Atlas. Online Mapping. 2021
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- Ontario Institute of Peodology. 1989. Report No. 60 The Soils of the Regional Municipality of Niagara.
- Sassafras Farms. 2020 Plant Wholesale Guide.

Appendix A:

Site Plan



SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING FOOTPRINT
	LANDSCAPE BUFFER
	CURVED RAMP AS PER 8.8.3.2
	PRINCIPAL ENTRANCE
	OTHER ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT
	STEEL BOLLARDS
	FIRE DEPARTMENT CONNECTION
	HOSE BOX (REFER TO MECHANICAL DWG)
	PAD MOUNTED HYDRO TRANSFORMER w/ STEEL BOLLARDS

	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWG
	WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DWG
	NEW HEAVY DUTY ASPHALT PAVING (REFER TO HEAVY DUTY ASPHALT DWG)
	LANDSCAPED AREA
	UNIT PAVING (REFER TO LANDSCAPE DWG)

OWNER'S NAME

OWNER'S SIGNATURE

Town of
Niagara-on-the-Lake

LORD MAYOR

TOWN CLERK

DATE

Project North:

True North:

Key Plan:

No.	Date	Issue/Revision	By
1	25/04/09	Issued for SPA	A.B.
2	25/03/11	Issued for SPA Draft	A.B.
3	25/03/11	Issued for SPA Draft	A.B.
4	25/03/11	Issued for 30% Board Submission	A.B.
5	25/12/08	Issued for Reopening, Resubmission	A.B.
6	25/01/07	Issued for Reopening	A.B.

Note:

- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AND VERIFIED BY THE USER AND ANY CONSTRUCTION REPORTED TO THE AUTHORITY SHALL BE THE USER'S RESPONSIBILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY.
- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AND VERIFIED BY THE USER AND ANY CONSTRUCTION REPORTED TO THE AUTHORITY SHALL BE THE USER'S RESPONSIBILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITY.

Ontario Association of Architects
MATAJ ARCHITECTS INC.

Architects Stamp

MATAJ ARCHITECTS INCORPORATED

254-415-1234 (Niagara Falls)
254-415-1234 (Niagara Falls)
254-415-1234 (Niagara Falls)

N.O.T.L. COMBO HOTEL

Fairfield BY MARRIOTT

TOWNEPLACE SUITESSM

MARRIOTT

524 YORK ROAD, NIAGARA ON THE LAKE

SITE PLAN

Design By: M.A./A.B. Drawn By: A.B. Approved By: A.M.

Scale: 1:300 Date: 25/11/11 Project No.: 24-012

Drawing No.: ASP-1

Drawing Series: SITE PLAN APPLICATION

Appendix B:

Woodland Enhancement Plan Memo

December 12, 2025

Adam Boudens
Senior Environmental Planner
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

John Federici
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil, ON L0S 1T0

Re: Woodland Enhancement Component for 524 York Road, Niagara-on-the-Lake (Phases 1 & 2)

The intent of this brief letter is to outline our proposed plan for planting trees and creating woodlands to offset the removal that occurred on the client's property during Phase 1 of development, as well as the removals being proposed as part of Phase 2 development on 524 York Road, Niagara-on-the-Lake.

It is our understanding that there is an existing agreement in place to create approximately 0.18 ha of woodland as per agreements made after some woodland areas were accidentally removed during Phase 1 of the development. This includes 0.06 ha of on-site plantings and 0.12 ha of off-site plantings. Along with these planting areas, an additional 0.237 ha of woodland is to be created to offset the removal of woodland required to facilitate Phase 2 of the development. Therefore, a total of 0.357 ha of woodland creation is required to satisfy removals for Phase 1 and Phase 2.

Initially, a plan had been proposed to conduct woodland enhancement on a nearby property to satisfy Phase 1 woodland off setting. This plan consisted of restoring a polygon of land that had been dominated by phragmites, by way of removing the phragmites and planting 36 trees. It is our understanding that the previous agreement between the client and the adjacent landowner is no longer in place, and therefore this plan can no longer be implemented.

On December 2, 2025, a meeting was held between Town, Region and Colville Consulting staff to discuss off-site planting opportunities on two adjacent properties which are controlled by the applicant. During this meeting, three locations were tentatively agreed upon. These locations are shown on Figure 1. Two areas totalling approximately 0.13 ha in size are located on what is referred to as Parcel 7, while an area approximately 0.228 ha in size is located on Parcel 1.

The two identified areas on Parcel 7 are thought to have lesser ecological value than the adjacent woodland community. The northern enhancement area (~0.6 ha in size) mainly consists of a large stand of Phragmites, with a mix of grasses, sedges and shrubs along the boundaries. The southern enhancement area consists primarily of thicket and is dominated by shrubs, scattered trees and dead stems of Green Ash.

The enhancement area located on Parcel 1 consists primarily of cultural thicket, which is dominated by Grey Dogwood, Hawthorns and invasive Buckthorn. This area slopes to the southwest towards Six Mile Creek. There is some sparse tree cover, with many of these trees being dead or dying Ash trees. The



LEGEND

- Glendale Area Properties 1, 5, 6 and 7
- Off Site Woodland Planting Locations
- On Site Woodland Planting Location
- Proposed Phase 2 Woodland Removal

Figure 1
Glendale Area Properties
Updated Restoration Locations
for 524 York Road

Scoped Environmental Impact Study
524 York Road (Phase 2), NOTL

Prepared for: **Niagara York Road Inc.**

Prepared by: **COLVILLE** 
CONSULTING INC.

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northeastern extent of this proposed woodland creation area consists of meadow, which is dominated by a mix of grasses and sedges.

The Glendale Secondary Plan Update and Sub-Watershed Study report completed by NSRI in 2024 identifies the slope on Parcel 1 as CUT1 (Dry-Fresh Deciduous Shrub Thicket Ecosite) and CUM1-1 (Dry-Moist Old Field Meadow Type). NSRI also reports that the CUT1 community extends off site, onto lands south and west of Parcel 1. While there is currently a pending request for field data sheets from NSRI, we generally agree with NSRI's ELC descriptions of these areas based on our site visits.

It is our expectation that these three proposed woodland enhancement areas will benefit the Natural Environmental System by creating additional canopy coverage and increasing native species diversity. The intention of this memo is to present potential options for woodland enhancement areas, with specific details and planting recommendations to form part of a Woodland Enhancement Plan that will be prepared as a condition of approval.

As a general guide, plantings to be included as part of the woodland enhancement plan will consist of native tree and shrub species, as well as incorporating an appropriate seed mix and potentially tree nuts. It is recommended that a local plant supplier be consulted during this process to identify the most suitable species based on current site conditions. All three sites are generally easy to access based on their proximity to roadways and will not require any site alteration to complete these plantings. It is also recommended that a monitoring component be added to the Woodland Enhancement Plan that documents any successes and/or failures of the implementation of the woodland creation and provide subsequent recommendations to improve the plan's long-term success.

Please do not hesitate to contact the undersigned at 905-935-2161 should you have any questions regarding the contents of this letter.

Respectfully submitted by:



Nash Colville, B.A., CERP-IT, CISEC-IT
ISA-certified Arborist: ON-3316A
Colville Consulting Inc.