TOWN OF CALEDON
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Technical Memorandum

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To: Mauro Peverini and Derrick Canete, United Holdings Inc.
From: Natalie Dunn and Natasha Collins, GEI Consultants Canada Ltd.
cc: Agenta Szabo and Noel Boucher, GEI Consultants Canada Ltd.
Date: October 23, 2026
Re: Restoration Design Brief - Submission 1
Mount Hope West Secondary Plan Area
Caledon, Ontario
Project No: 2407713

GEI Consultants Canada Ltd. (GEI) is pleased to present this Restoration Design Brief for the Mount Hope West Secondary Plan Area development in the Town of Caledon, Ontario. The lands owned by United Holdings Inc. are located north of Columbia Way and west of Mount Hope Road (hereafter referred to as the "Land Holdings"), as shown in **Figure 1**. The eastern portion of the Land Holdings is located within the Secondary Plan Area, and the western portion is located within the Greenbelt Plan (MMA, 2017).

This Restoration Design Brief is being submitted as part of the ecological restoration and compensation design package, which also comprises a Water Availability Assessment and Restoration Design Drawings. These documents are intended to support the Draft Plan approval process and address Conditions 103 and 106(2) of the Conditions of Draft Approval. The design package will also support, or form a component of, the work required to satisfy Conditions 105, 107(1), and 108.

This Restoration Design Brief is informed by the conceptual restoration and compensation strategy, the monitoring plan, and the adaptive management framework outlined in sections 7.4, 14.1, and 15.1, respectively, in the Local Subwatershed Study (LSS; Schaeffers et al. 2026). This Brief documents the proposed wetland, woodland, and meadow restoration and compensation, including the locations, planting prescriptions, implementation requirements, and refined monitoring and adaptive management framework. Background information on the natural heritage features proposed for removal and the ecological offsetting approach can be found in sections 7.4.2 and 7.4.3, respectively, in the LSS (Schaeffers et al. 2026).

1. Restoration Goal and Objectives

The restoration goal is to establish self-sustaining wetland, woodland, and meadow vegetation communities within the Greenbelt, and support the long-term ecological integrity of the Proposed Natural Heritage System (NHS).

The restoration goals are as follows:

- Establish wetland, woodland, and meadow communities that enhance ecological function and landscape-level connectivity;

- Support natural hydrological processes and establish appropriate wetland hydroperiods;
- Increase native species richness and improve vegetation community structure within restoration areas;
- Enhance habitat diversity and complexity to support native wildlife, including bats, amphibians, birds, pollinators, and other species of conservation concern;
- Minimize anthropogenic disturbance and promote the long-term integrity and resilience of the NHS; and
- Contribute to climate adaptation and mitigation through increased natural cover and biodiversity.

The restoration objectives consist of the following:

- Align restoration activities with applicable Town of Caledon and TRCA policies and current best practices in ecological restoration;
- Establish wetlands with suitable topography and hydrological conditions to support targeted compensation wetland communities;
- Establish diverse, resilient and self-sustaining native vegetation communities using locally appropriate native plant material;
- Select native plant species that provide habitat and foraging opportunities for wildlife and pollinators;
- Incorporate habitat features, such as brush piles, coarse woody debris, and basking structures, to increase habitat diversity and complexity;
- Enhance terrestrial connectivity with native vegetation restoration between existing NHS areas; and
- Monitor site conditions and vegetation establishment to inform adaptive management and support successful long-term restoration outcomes.

2. Location, Configuration, and Extent of the Restoration and Compensation Areas

The proposed wetland, woodland, and meadow restoration areas are located within the Greenbelt Lands directly west and north of the proposed development within the Secondary Plan Area.

2.1. Wetland

A total of 0.54 ha of compensation wetland is proposed around the retained Cattail Mineral Shallow Marsh/Reed-Canary Grass Mineral Meadow Marsh (MAS2-1/MAM2-2) feature located north of the Significant Woodland, at the headwaters of the watercourse along the western boundary of the Secondary Plan Area. The proposed location allows for a 15 m setback from the proposed development, while expanding the existing wetland community and supporting the required hydroperiod for the created wetland. The proposed wetland is irregularly shaped, with depressional pockets to accommodate varying water depths to increase species diversity and wildlife habitat. The target vegetation communities within the created wetland are Mineral Meadow Marsh (MAM2) and Mineral Shallow Marsh (MAS2).

The proposed wetland design was informed by a Water Availability Assessment (GEI 2026), which confirmed that sufficient water is expected under post-development conditions to support the target Meadow Marsh (MAM) and Shallow Marsh (MAS) vegetation communities within the created wetland as well as continue to support the existing wetland communities within the retained wetland. Lower-elevation areas are expected to experience deeper and more consistent water levels, including standing water supported by the water table, providing suitable conditions for shallow marsh communities. Higher-elevation areas are expected to experience shallower and less persistent inundation, providing conditions more suitable for meadow marsh communities (GEI 2026).

2.2. Woodland

A total of 0.24 ha of compensation woodland is proposed along the southern boundary of the retained Significant Woodland, consisting primarily of Dry-Fresh Sugar Maple – Beech Deciduous Forest (FOD5-2), located to the west of the Secondary Plan Area. The proposed location allows for a minimum 30 m setback from the proposed development and expands the existing forest community. The target vegetation community is a Dry-Fresh Sugar Maple Deciduous Forest (FOD5). The proposed woodland plantings along the outer edge of the retained woodland are also anticipated to provide additional protection for the Significant Woodland and support long-term ecosystem health and connectivity. In addition, the proposed woodland is intended to include pit and mound microtopography to increase habitat variability as well as brush piles to further support wildlife habitat by providing refuge for numerous species.

Targeted invasive species management for European Buckthorn (*Rhamnus cathartica*) is recommended within the existing woodland edge given the high potential for it to spread from retained features to the proposed compensation woodland area.

2.3. Meadow

A total of 5.7 ha of restoration meadow is proposed within the setbacks of the retained and created natural heritage features within the Proposed NHS areas to the west and north of the proposed development. The target vegetation community is a Mineral Cultural Meadow (CUM2). The proposed meadow is intended to promote the development of a thatch layer over time, creating suitable conditions for ground-nesting birds and providing important resources for pollinators and the species that rely on them. In addition, rock piles are intended to be included to further support wildlife habitat by providing refuge for numerous species.

Given that most of the meadow restoration is adjacent to the proposed development areas, a living fence/barrier is proposed to mitigate potential impacts associated with urban edges, notably encroachment.

3. Targeted Invasive Species Management

Targeted management for European Buckthorn is recommended following best management practices (OIPC 2024). European Buckthorn removals are recommended for the first 10 meters from the edge within the retained woodland, adjacent to the proposed woodland restoration area. A two-year management plan is recommended as follows:

- Year 1 (before implementation of wetland grading and planting):
    - Implement one or two rounds of European Buckthorn control through mechanical removal and targeted herbicide treatment;

- Conduct vegetation removal outside the breeding bird and active bat season where possible. If work is required during these periods, complete appropriate ecological surveys before removal;
- Retain some standing dead stems without berries, where appropriate, to create brush piles for wildlife habitat;
- Treat mature stems using cut-stump or basal bark herbicide applications and smaller stems with foliar herbicide, preferably when native vegetation is dormant;
- Follow all herbicide label requirements and applicable regulations;
- Clean equipment before and after work to prevent the spread of invasive species; and
- Implement in-fill planting with a native woodland seed mix after Year 1 mechanical removal and targeted herbicide treatment, at the same time as the compensation woodland plantings.

- Year 2 (after implementation of wetland grading planting):
  - Conduct one or two rounds of follow-up treatment to control any European Buckthorn regrowth. Additional herbicide treatment may be required to address surviving plants or new growth.

4. Site Preparation and Soil Amendment Requirements

Site preparation, including installation of erosion and sediment control (ESC) measures and grading works, as well as soil amendments, must be completed as initial steps prior to implementing the planting plan. The following steps are required before the installation of plant material:

- All herbaceous vegetation and shrub removal should occur outside of the migratory bird nesting window (March 31 to August 31). Should tree removal be necessary, removal should occur outside of the active bat maternity window (March 15 to November 30);
- Install ESC measures at the outer edge of the retained woodland and retained wetland, as well as around the perimeter of the proposed wetland grading limit;
- Wetland grading is to be completed by excavating 30 cm below target grade to accommodate 10 cm of subsoil scarification and 20 cm of Wetland Soil Amendment Mix. Wetland Soil Amendment Mix is intended to consist of clean topsoil with 30–40% aged, shredded hardwood mulch and/or composted organic matter, to create an organic-rich, moisture-retentive soil suitable for seasonal saturation and establishment of native wetland vegetation;
- The woodland and meadow restoration areas require topsoil to a 20 cm depth, uncompacted and of suitable quality. Existing topsoil is to be sampled and tested by an accredited soil laboratory for texture, pH, organic matter, and nutrient levels, with amendments applied as recommended by the laboratory and in accordance with TRCA's *Preserving and Restoring Healthy Soil: Best Practices for Urban Construction* (TRCA 2012) to support successful vegetation establishment:
  - Should existing topsoil quantity be adequate, topsoil quality is to be tested to determine the need for soil amendments. Topsoil should be tested by an accredited commercial soil testing laboratory (i.e., soil texture, pH, % organic, fertilizer, etc.) and amended based on laboratory recommendations needed to support healthy vegetation growth (TRCA 2012); and

- Should clean topsoil be imported to meet the minimum depth recommendations, imported soil should meet the requirements of the Preserving and Restoring Healthy Soil: Best practices for Urban Construction (TRCA 2012) and be mixed with native soil to retain existing local soil microorganisms.

It should also be noted that the wetland design and associated grading do not account for the management, storage, or placement of excess soil generated through compensation wetland excavation. Any excess soil associated with the proposed wetland construction will require separate consideration and management in accordance with applicable site plans and regulatory requirements.

5. Planting Approach

The planting approach is guided by Ecological Land Classification (ELC) based target communities for the selection and design of vegetation communities (Lee, et al 1998), habitat function, and wetland hydroperiod requirements are informed by the Water Availability Assessment (GEI 2026).

The proposed wetland compensation areas are targeted to consist primarily of Mineral Meadow Marsh (MAM2), with Mineral Shallow Marsh (MAS2) in deeper pockets. The proposed woodland compensation area is targeted to consist of Dry-Fresh Sugar Maple Deciduous Forest (FOD5), with pit and mound microtopography. The meadow restoration is targeted to consist of Mineral Cultural Meadow (CUM2), with a living fence/barrier near the development limit/urban edge.

Plant species were selected based on their moisture requirements (e.g., drought-tolerant, upland, facultative, and obligate wetland), in relation to the topographic and hydrologic regime. Plant species were chosen to provide functional redundancy and adaptability within the community. This redundancy increases the likelihood that suitable species will colonize the microhabitats within the proposed communities, so the restoration area can adapt to changing environmental conditions over the long term. The native seed mix, shrubs, and trees were selected to provide a diverse plant assemblage and include fast-growing and pioneer species more tolerant of harsher/variable growing conditions.

Trees, shrubs, and seed mixes consist of provincially secure or apparently secure (S5 or S4; NHIC 2026) species and follow the species selection guidance provided in the Flora Species Native to the TRCA Jurisdiction (TRCA 2022a) and the Seed Mix Guidelines (TRCA 2022b).

6. Distribution And Arrangement of Plant Material

6.1. Wetland

Plant material will be distributed in a naturalized arrangement reflective of the target wetland communities. The Mineral Meadow Marsh (MAM2) shrubs will be planted in clusters of 3–5 plants at a minimum spacing of 1 m on center, targeting approximately 10% initial shrub cover and less than 25% cover over the long term. MAS2 herbaceous plugs will be planted in scattered clusters at approximately 0.5 m on center (4 plugs/m²) to achieve approximately 25% cover. The entire compensation wetland area will be seeded with the Ontario Wet Meadow (TRCA-SW-6) seed mix at a minimum application rate of 15.68 kg/ha, together with the specified cover crop.

6.2. Woodland

Woodland plantings will be arranged in a naturalized distribution to support development of the target forest community. Trees will be planted at a minimum of 3 m on center at approximately 1 tree per 10 m² (1,000 trees/ha), targeting approximately 60% canopy cover. Shrubs will be interspersed throughout the tree plantings at a minimum of 1 m on center, generally at a 3:1 shrub-to-tree ratio (3,000 shrubs/ha), targeting approximately 30% shrub cover. The woodland restoration area will also be seeded with the Woodland Edge Seed Mix at 25 kg/ha, together with the specified nurse crop.

6.3. Meadow

Meadow plantings will be arranged in a naturalized distribution, with shrub nodes dispersed throughout the meadow to target approximately 10% initial shrub cover and up to 25% cover long-term. Shrubs within nodes will be spaced a minimum of 1 m on center. The urban edge living fence/barrier will consist of a linear, staggered arrangement of shrubs spaced a minimum of 1 m on center to provide a continuous vegetated edge. The meadow area will also be seeded with the Ontario Butterfly Meadow (TRCA-SD-6) seed mix at a minimum application rate of 13.15 kg/ha.

7. Wildlife Habitat Features and Other Ecological Enhancement Measures

Habitat features will be distributed throughout the restoration areas to increase structural and habitat diversity, providing additional shelter, refuge, basking, and cover opportunities for wildlife. Basking logs will be installed within the Shallow Marsh (MAS2), brush piles throughout the compensation woodland, and rock piles throughout the restoration meadow areas.

Living Fence/Barrier plantings will provide a dense, naturalized transition along the urban edge, helping to buffer the restoration area, discourage informal access, and provide additional cover and habitat structure for wildlife. The Living Fence/Barrier along the urban edge will be composed of native shrubs installed as a linear barrier in a staggered arrangement, spaced a minimum of 1 m on center, with species intermixed to create a diverse, naturalized planting pattern.

The meadow restoration area will provide high-quality pollinator habitat through the establishment of a diverse, pollinator-friendly seed mix, providing foraging and floral resources for native pollinators throughout the growing season.

8. Implementation Requirements and Considerations

The implementation requirements will be detailed in the restoration plan drawings, with consideration for the following:

- Site Preparation:
    - Targeted invasive species management prior to grading and planting;
    - Removal of existing vegetation outside of sensitive timing windows; and
    - Installation of ESC measures and protection of retained natural features and surrounding the proposed compensation wetland areas.

- Earthworks:
  - Wetland grading and site preparation, including subsoil scarification and placement of the Wetland Soil Amendment Mix; and
  - Woodland and meadow soil preparation, including soil testing and required amendments.
- Plantings:
  - Installation of habitat features, including basking logs, brush piles, rock piles, and the urban-edge Living Fence/Barrier; and
  - Establishment and maintenance, including watering, invasive species follow-up, replacement planting, and reseeding where required.

The Project Ecologist and/or Landscape Architect should review key restoration works during implementation to confirm consistency with the restoration design. These considerations align with the grading, planting, establishment, and habitat-feature requirements shown on the landscape/restoration drawings.

9. Measures To Protect Retained Natural Heritage Features and Restoration Areas During Implementation

Prior to construction, required earthworks approvals are to be obtained from the Town and TRCA, with ESC measures implemented in accordance with the approved grading plan and permits. ESC measures are to protect retained woodlands, wetlands, and watercourses. ESC monitoring shall follow the Erosion and Sediment Control Guide for Urban Construction (TRCA 2019), during construction monitoring for site inspections related to restoration works. Identified deficiencies are to be reported to the site manager and addressed by the client.

10. Ecological Performance Objectives and Success Criteria

Ecological performance objectives and associated success criteria will be used to evaluate whether the restoration areas are progressing toward the intended ecological condition and function. **Table 1** below provides ecological performance objectives based on six key ecosystem attributes, including absence of threats, physical conditions, species composition, structural diversity, ecosystem function, and connectivity (Gann et al. 2019).

Table 1. Ecological Performance Objectives and Success Criteria

Ecosystem Attribute	Performance Objective	Success Criteria
Absence of Threats	Minimize invasive species, anthropogenic disturbance, erosion, excessive herbivory, and other threats to restoration success.	Threats remain below established management thresholds and do not compromise the establishment or long-term trajectory of restored communities.

Ecosystem Attribute	Performance Objective	Success Criteria
Physical Conditions	Establish and maintain suitable soil, topographic, and hydrological conditions for target wetland, woodland, and meadow communities.	Site conditions remain stable and suitable for target vegetation communities, including establishment of an appropriate wetland hydroperiod.
Species Composition	Establish diverse native vegetation communities, representative of the target ecological communities.	Native species richness, cover, survival, and recruitment demonstrate progression toward target conditions, while invasive and undesirable species remain limited.
Structural Diversity	Develop appropriate vegetation structure and habitat complexity within restored communities.	Target vegetation layers, spatial patterns, and habitat features become established and increase in complexity as restoration areas mature.
Ecosystem Function	Establish ecological processes and habitat conditions that support native vegetation and wildlife and promote self-sustaining communities.	Vegetation growth, recruitment, wildlife habitat function, and other ecological processes demonstrate progression toward resilient and increasingly self-sustaining conditions.
Connectivity / External Exchanges	Enhance ecological connectivity between restored areas and existing components of the Natural Heritage System (NHS).	Native vegetation and habitat become established within intended linkages, supporting functional connections and ecological exchange with the surrounding NHS.

11. Detailed Monitoring and Adaptive Management Plan

Ecological monitoring will evaluate whether restoration areas are progressing toward the intended vegetation, hydrology, habitat, and connectivity outcomes. Monitoring results will be compared against established performance targets and used to identify deficiencies, guide adaptive management, and support the long-term success of diverse, resilient, and self-sustaining ecological communities.

11.1. Ecological Monitoring Timelines and Indicators

Baseline monitoring data for the retained woodlands and wetlands will be based on ecological data collected by GEI between 2022 and 2025, providing reference conditions for evaluating future changes in NHS condition and function and the effectiveness of mitigation and restoration measures.

A five-year ecological monitoring program is proposed, consisting of construction monitoring (Year 0), compliance monitoring (Years 1 and 2), and performance monitoring (Years 3 and 5).

Ecological monitoring indicators are specific, quantifiable measures used to assess progress toward short- and long-term restoration goals (Gann et al., 2019). The proposed monitoring program includes the following indicators:

- Short term (1–5 years):
    - Successful establishment of planted and seeded native vegetation within woodland, wetland, and meadow restoration areas, including achievement of established survival and cover targets;

- Early detection and management of invasive plant species, with implementation of the Adaptive Management Plan, where required, to control highly invasive species (Category 1, SERO 2025);
- Confirmation that constructed wetlands are developing the intended hydrological conditions and hydroperiods, supported by vegetation composition, distribution, and structural indicators; and
- Establishment and maintenance of habitat features and vegetation structure consistent with the restoration design.

- Long-term (5–10 years):
  - Improved diversity, structure, and ecological function of restored wetland, woodland, and meadow communities;
  - Increased habitat diversity and use by native wildlife, including target wildlife groups; and
  - Improved ecological connectivity and resilience between existing and restored NHS areas through established native vegetation and habitat.

11.2. Construction Monitoring

Construction monitoring efforts are intended to verify that restoration works are being implemented in accordance with the approved design, that mitigation measures function as intended during construction. Monitoring will provide oversight throughout the construction period.

11.2.1. Construction Administration of Landscape Contractor

During construction, a Landscape Architect and/or restoration ecologist will conduct the following site inspections:

- Attendance at pre-construction and mobilization meeting on site with the contractor to review site protocols and confirm material delivery and construction schedules;
- Attendance at construction review meetings. These meetings will include the following tasks:
  - Inspection of success of European Buckthorn treatment and assessment of infill planting opportunities within targeted treatment area;
  - Inspection and confirmation of fine grading and site preparation for compensation and restoration areas;
  - Review of plant material to confirm appropriate species, quality, and quantities; and
  - Progress checks to verify that planting and grading are in conformance with approved design.
- A substantial completion site inspection with the Town of Caledon and/or TRCA, as applicable, to confirm that a minimum of 90% of the landscape installation has been completed.

11.2.2. Erosion and Sediment Control Inspections

During construction, ESC inspections are required to document the condition of the ESC measures, conducted concurrently with construction inspections. These inspections will identify the potential release of debris, sediment, and other harmful substances into the retained natural features and the compensation wetlands, compensation woodland, and the restoration meadows, and will inform any necessary mitigation measures.

11.3. Post-Construction Monitoring

Post-construction monitoring efforts allow for the identification and correction of deficiencies and evaluation of restoration success.

11.3.1. Compliance Monitoring

Compliance monitoring will be coordinated through the project Landscape Architect and will focus on plant establishment and survivorship. Annual assessments will be completed by a qualified ecologist, botanist, and/or Project Landscape Architect during the first and second fall following installation.

A tree survivorship target of 100% and a shrub survivorship target of 80% will be applied. For areas seeded with native groundcover, germination success is not typically quantified due to the inherent variability associated with seed establishment; however, areas exhibiting visibly low herbaceous cover will be identified during monitoring.

Planting installation deficiencies, plant mortality requiring replacement under the applicable warranty period, and seeding deficiencies will be documented and communicated to the appropriate project lead for corrective action. Corrective measures may include replacement planting and re-seeding, as appropriate, to promote consistent vegetation cover across restoration areas and to achieve the restoration design objectives. At the end of the warranty period, a final deficiency review will be completed prior to acceptance and issuance of a Certificate of Completion.

11.3.2. Performance Monitoring

Performance monitoring will generally assess the ecological performance of the compensation wetland. Performance monitoring is proposed in Year 3 and Year 5. The performance monitoring will be undertaken to evaluate the functionality of the compensated wetlands, compensated woodland, and restoration meadow as well as the retained natural features relative to baseline conditions.

The following ecological performance monitoring surveys will be completed during each monitoring year:

- Vegetation surveys:
  - ELC (summer);
  - Botanical inventory (summer); and
  - Invasive species surveys (summer).
- Breeding bird surveys (two rounds);
- Calling amphibian surveys (three rounds);
- Turtle basking surveys (three rounds); and
- Terrestrial crayfish surveys (one round).

Survey methodologies will be consistent with those used for baseline monitoring, as described in Section 2.3.2 of the LSS (Schaeffers et al. 2026). Survey locations will be distributed throughout the restored and created natural heritage features following the recommended location and spacing between survey stations.

Monitoring reports will be prepared for each performance monitoring year (Years 3 and 5) to summarize monitoring results, compare pre- and post-development ecological conditions, and assess the NHS relative to the ecological performance indicators. Where monitoring results indicate that adaptive management is warranted, consistent with the adaptive management triggers described below, the reports will recommend appropriate measures. Monitoring reports will be submitted to the Town and/or TRCA, as required, by March 1 of the calendar year following each monitoring year.

11.3.3. Adaptive Management Framework

Adaptive management provides a structured, responsive process that supports the restoration objectives. It allows for timely corrective action if monitoring identifies unanticipated impacts or deficiencies in restoration success. Table 2 below provides an adaptive management framework with key triggers that would initiate adaptive management and provides example response actions to guide future decision-making. If required, an adaptive management plan will be included within the performance monitoring reports outlining the site-specific triggers, corresponding management actions, and implementation timelines.

Table 2. Adaptive Management Triggers and Responses

Monitoring Component	Performance Indicator and Target	Adaptive Management Trigger	Adaptive Management Response
Planted Woody Species Survivorship	Planted woody species achieve the survivorship targets of 100% for trees and 80% for shrubs.	Survivorship falls below the specified target.	Investigate and document the cause of planting failure; undertake replacement planting within the warranty period; and, where appropriate, remediate site conditions contributing to plant mortality.
Invasive Species	Individual Category 1 (SERO 2025) invasive plant species maintain ≤5% overall cover in restoration area.	>5% overall cover of any individual Category 1 invasive plant species in restoration area	Assess the extent and risk of spread and identify appropriate control measures. Commence or continue management, where required, until monitoring confirms the species has been adequately controlled.
Human Encroachment	Restoration areas remain free from human encroachment that could compromise ecological function or restoration success.	Evidence of human encroachment or associated disturbance within restoration areas.	Assess the type and extent of disturbance and implement appropriate measures, which may include restoration of disturbed areas, deterrent barriers or plantings, and educational signage. Conduct follow-up monitoring and adjust measures if encroachment persists.

12. Closing

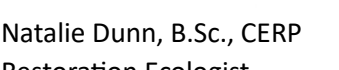
The Restoration Design Brief provides the framework for establishing self-sustaining wetland, woodland, and meadow communities within the Proposed NHS areas of the Greenbelt Lands, associated with the Mount Hope West Secondary Plan Area development. The proposed restoration approach integrates appropriate grading and hydrological conditions, soil preparation, diverse native plantings, invasive species management, wildlife habitat features, ecological connectivity, and measures to protect retained natural heritage features.

Implementation of the restoration design will be supported by a five-year ecological monitoring and adaptive management program, including construction monitoring, compliance monitoring, and performance monitoring. Monitoring results will be evaluated against established ecological performance objectives and success criteria to confirm restoration trajectory, identify deficiencies, and guide corrective measures where required. Through this integrated design, monitoring, and adaptive management approach, the restoration areas are intended to develop toward diverse, resilient, and increasingly self-sustaining ecological communities that complement and enhance the Proposed NHS.

If you have any questions, please feel free to contact one of the undersigned.

Sincerely,

GEI Consultants Canada Ltd.







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Attachments:

- Figure 1: Location of Land Holdings
- Conceptual Restoration Design: Drawing Sheets R1–R8

References

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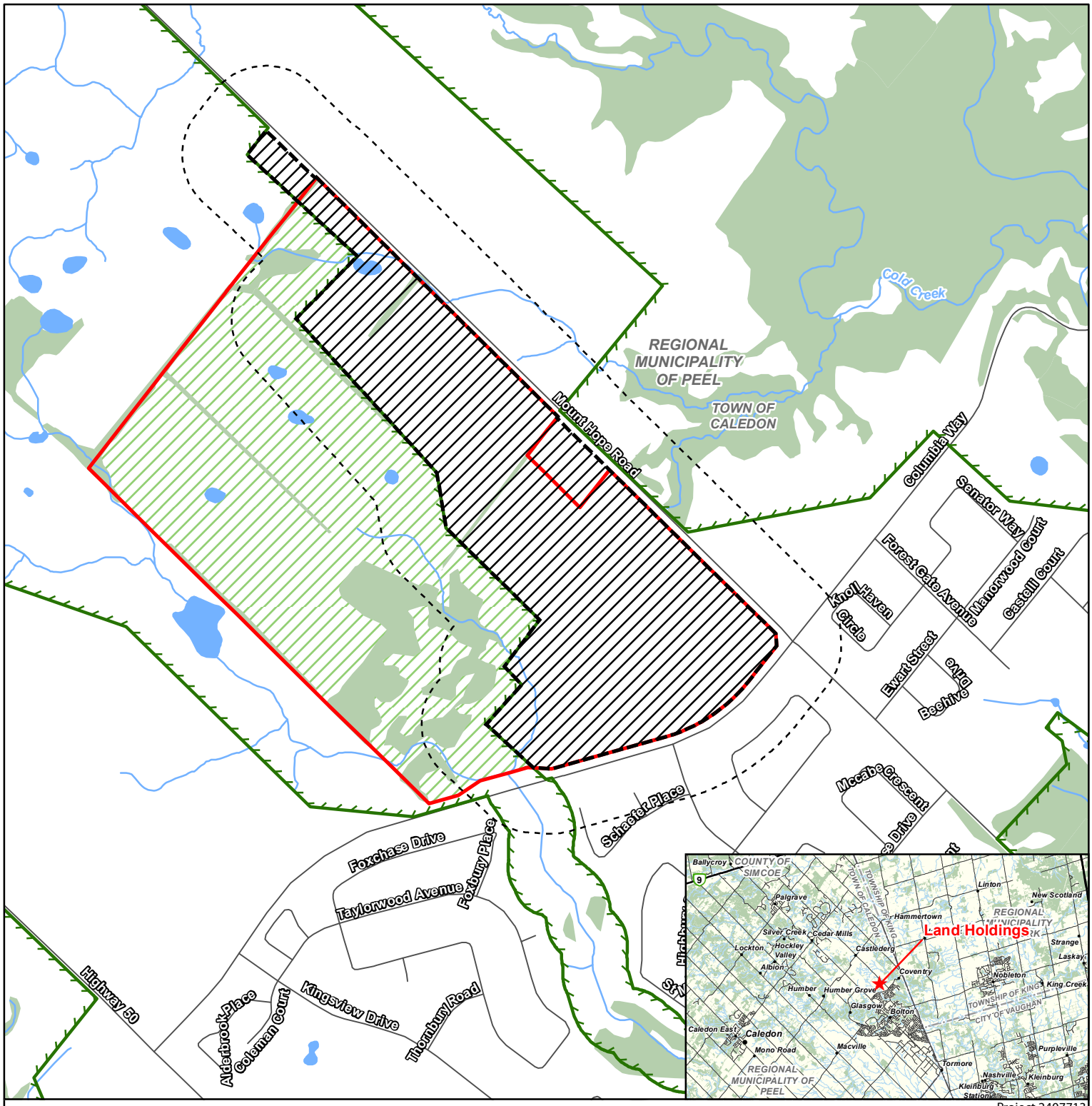
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Figure 1: Location of Land Holdings



NOTES:
1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2026.

Legend

- Land Holdings
- Secondary Plan Area
- Secondary Plan Area + 120 m
- Greenbelt Plan Boundary
- Greenbelt Plan Area within Land Holdings
- Watercourse (LIO)
- Waterbody (LIO)
- Wooded Area (LIO)
- Road

Project 2407713

Local Subwatershed Study: Phase 1
Mount Hope West Lands
United Holdings Inc.

Figure 1
Location of Land Holdings

0 200 m
1:10,000

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GEI Consultants

Conceptual Restoration Design: Drawing Sheets R1-R8



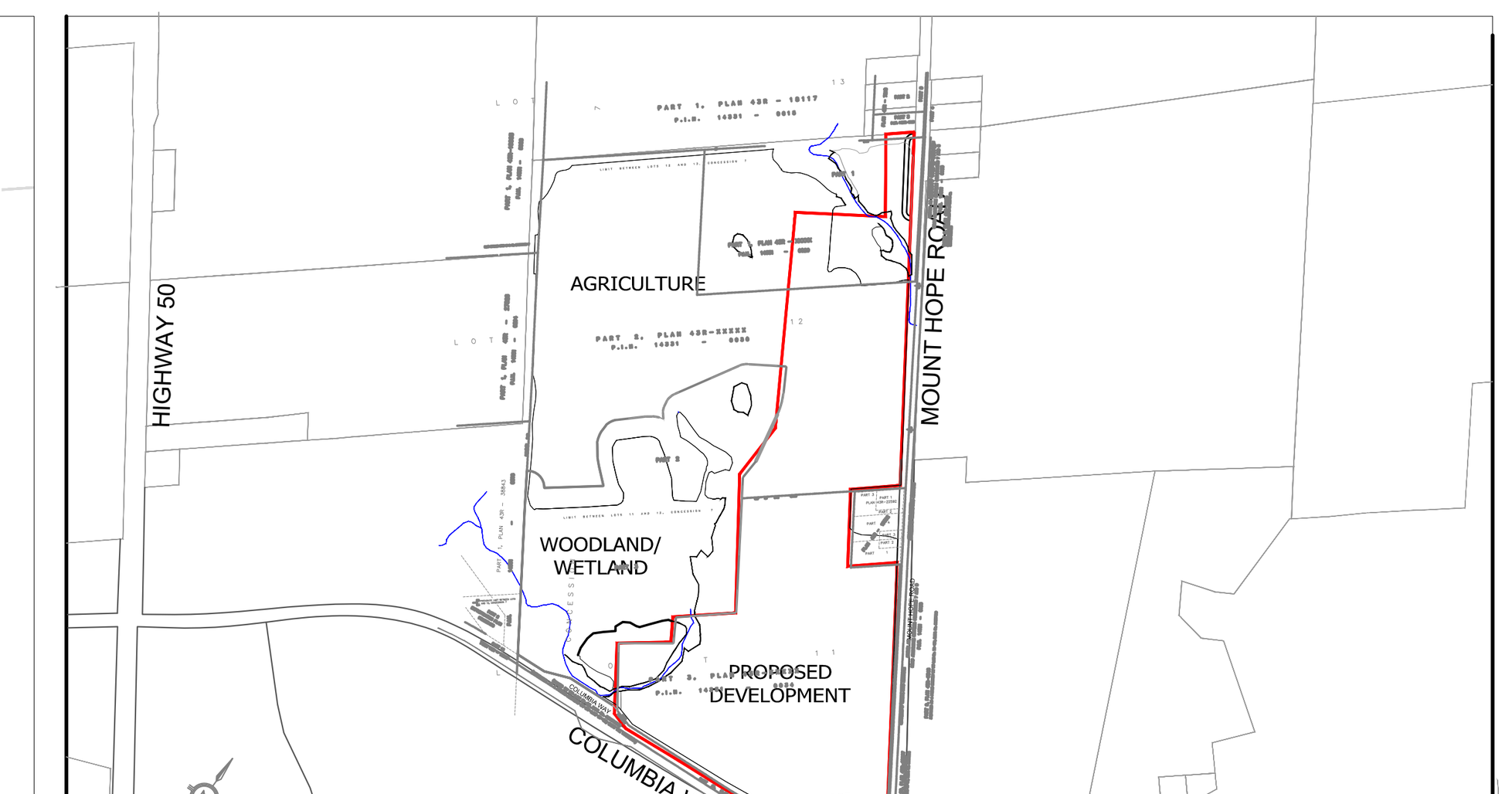
GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRES OR MILLIMETRES, UNLESS OTHERWISE NOTED.
2. THIS CONCEPTUAL RESTORATION DESIGN PACKAGE IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. RESTORATION FEATURES, PLANTING LAYOUTS, IMPLEMENTATION DETAILS, AND ASSOCIATED NOTES ARE SUBJECT TO REFINEMENT THROUGH DETAILED DESIGN.
3. INSPECT AND CLEAN ALL VEHICLES, MACHINERY, TOOLS, AND EQUIPMENT BEFORE ENTERING AND LEAVING THE SITE. REMOVE ALL SOIL, MUD, SEEDS, ROOTS, AND PLANT MATERIAL TO PREVENT THE SPREAD OF INVASIVE SPECIES. WHERE INVASIVE SPECIES ARE PRESENT, COMPLETE WORK IN AREAS OF LOW INVASIVE SPECIES ABUNDANCE FIRST AND AREAS OF HIGHER INVASIVE SPECIES ABUNDANCE LAST. CLEAN EQUIPMENT A MINIMUM OF 30 M FROM WATERCOURSES, WETLANDS, AND NATURAL VEGETATION.
4. THE CONTRACTOR SHALL MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE THE CONTRACT ADMINISTRATOR OF UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY CONDITIONS.

1. GEI CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION AS PROVIDED ON THE SURVEY. ANY AND ALL LIABILITIES FOR DAMAGE DIRECT OR INDIRECT, HOWEVER CAUSED AND RESULTING IN ANYWAY BY THE USE OF THE SUPPLIED DATA SHOWN ON THE SURVEY IS THE FULL RESPONSIBILITY OF THE USER.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONTRACT ADMINISTRATOR SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONTINUING WITH THE LAYWORK.
3. ALL WORKMANSHIP TO CONFORM WITH THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTOR'S ASSOCIATION AND LANDSCAPE ONTARIO'S SPECIFICATION STANDARDS.
4. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS.
5. ALL TEMPORARY PROTECTIVE FENCING INCLUDING EROSION SEDIMENT CONTROL FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR FOR THE DURATION OF THE CONSTRUCTION.WHERE DRY CONDITIONS OBSERVED DURING CONSTRUCTION WINDOW, NO DEWATERING OR FISH RESCUE EFFORTS ANTICIPATED. SHOULD WET CONDITIONS BE ENCOUNTERED DURING CONSTRUCTION THEN THE CONTRACTED ECOLOGIST AND EROSION AND SEDIMENT CONTROL TECHNICIAN WILL PROVIDE DIRECTIONS TO CONTRACT ADMINISTRATOR ON ACTIONS REQUIRED.
6. THE CONTRACTOR WILL MONITOR SHORT-TERM WEATHER FORECASTS THE EVENING BEFORE EACH CONSTRUCTION DAY TO INFORM POTENTIAL NEED FOR MITIGATION MEASURES FOR STORM EVENTS.
7. EXISTING VEGETATION TO BE PROTECTED UNDER THIS CONTRACT SHALL BE SECURED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT. ANY DAMAGES INCURRED TO BE RECTIFIED AT THE COST TO THE CONTRACTOR.
8. THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PUBLIC ACCESS THROUGH THE PROJECT DURING THE ENTIRE CONSTRUCTION PERIOD AND IN CONFORMANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION.
9. THE CONTRACTOR SHALL BE AWARE OF ALL ADMINISTRATIVE PRACTICES REQUIRED AND SHALL ENSURE THE SAFETY OF EMPLOYEES AND THE GENERAL PUBLIC AT ALL TIMES. SAFETY MEASURE TO BE UNDERTAKEN BY THE CONTRACTOR SHALL INCLUDED, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF TEMPORARY FENCING AND WARNING SIGNAGE AS PER DRAWINGS AND WHEREVER ELSE IS REQUIRED TO ENSURE PUBLIC SAFETY, RESTRICT ENTRY TO CONSTRUCTION AREAS, STAGING AREAS AND EQUIPMENT, AND TO PROTECT AREAS THAT ARE TO REMAIN UNCHANGED. SAFETY MEASURES SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION AREAS ARE SAFE FOR PUBLIC USE.
10. THE CONTRACTOR SHALL INSPECT EACH VEHICLE (INSIDE AND OUTSIDE) FOR DIRT, PLANT MATERIALS AND SEED PRIOR TO LEAVING SITE. THIS INCLUDES INSPECTING THE UNDERSIDE OF VEHICLES, RADIATORS, WHEELS, FOOT WELLS, BUMPER BARS AND REMOVING, ANY GUARDS, COVERS OR PLATES THAT ARE EASILY REMOVED. ENSURE ANY DIRT, SEED OR OTHER PLANT MATERIAL IS REMOVED FROM VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE. INSPECTION AND CLEANING OF VEHICLES TO FOLLOW THE CLEAN EQUIPMENT PROTOCOL FOR INDUSTRY (PETERBOROUGH STEWARDSHIP COUNCIL AND OIPC, REVISED 2016).
11. THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS AFFECTED BY WORKS OUTSIDE OF THE CONSTRUCTION ZONES TO CONDITIONS THAT EXISTED BEFORE CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR AND AT THE EXPENSE OF THE CONTRACTOR.
12. THE CONTRACTOR WILL ARRANGE AND PAY FOR ALL STAKEOUTS TO LOCATE ALL EXISTING BURIED SERVICES. HAND DIG WITHIN 2 METRES OF ALL SERVICES ON ALL SIDES TO ALLOW ACCESS TO SERVICES.
13. FINAL INSPECTION TO OCCUR AFTER THE 2ND YEAR ON PLANT MATERIAL. DEPENDING ON THE NATURE OF REPLACEMENTS REQUIRED, EXTENDED WARRANTIES MAY APPLY.

LAYOUT NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. ANY DISTURBED OR LOST SURVEY MARKERS TO BE REPLACED, AS REQUIRED, BY THE CONTRACTOR.
2. ALL SITE DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO PROVIDE CONTRACTED ECOLOGIST, CONTRACTED LANDSCAPE ARCHITECT AND/OR CONTRACT ADMINISTRATOR WITH 48 HOURS NOTICE BEFORE AN AREA IS TO BE PLANTED. LAYOUT OF PLANT MATERIAL TO BE REVIEWED BY THE CONTRACTED ECOLOGIST, CONTRACTED LANDSCAPE ARCHITECT AND/OR CONTRACT ADMINISTRATOR PRIOR TO INSTALLATION.



KEY PLAN
N.T.S.

LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- EXISTING WATERCOURSES
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS + BUFFER (R-PE SURVEYING, 2024)
- LIMITS OF ELC COMMUNITYS
- STAKED WETLAND LIMITS (R-PE SURVEYING, 2024)
- 30 M BUFFER TO COMPENSATION WETLAND
- PROPOSED WOODLAND RESTORATION AREA 0.24 HA
- PROPOSED WETLAND COMPENSATION AREA 0.54 HA
- PROPOSED MEADOW RESTORATION AREA 5.7 HA

No.	REVISION	DATE	BY
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1	ISSUED FOR REVIEW	2026/10/23	NC

CLIENT: UNITED HOLDINGS INC.

MUNICIPAL ADDRESS | APPLICATION #

OALA SEAL:

GEI Consultants Canada

650 WOODLAWN RD WEST
BLOCK C, UNIT 2
GUELPH, ONTARIO
N1K 1B8

PROJECT NAME: MOUNT HOPE WEST CALEDON, ONTARIO

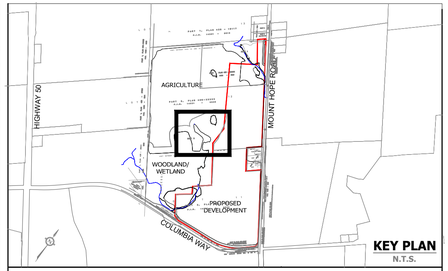
DRAWING TITLE: CONCEPTUAL RESTORATION DESIGN OVERVIEW PLAN

DESIGNED BY: NC/ND	CHECKED BY: ND	PROJECT No.: 2407713
DRAWN BY: NC	DATE: 23 October 2026	DRAWING No.: R-1
SCALE: 1:2500		

File: B:\WORKING\UNITED HOLDINGS INC\2407713 MOUNT HOPE WEST LANDS BOLTON\00_CAD\DESIGN\WORKING\LANDSCAPE ARCHITECTURE\2407713 MOUNT HOPE WEST LANDS RESTORATION PLAN 2026.10.23.DWG

GRADING AND SITE PREPARATION:

1. PRIOR TO SPREADING WETLAND SOIL, IT MUST BE TESTED BY AN ACCREDITED COMMERCIAL SOIL TESTING LABORATORY AND AMENDED (I.E. SOIL TEXTURE, PH, % ORGANIC, FERTILIZER, ETC.) BASED ON LABORATORY RECOMMENDATIONS NEEDED TO SUPPORT HEALTHY VEGETATIVE GROWTH.
2. ALL WETLAND SOIL TO BE FREE FROM SUBSOIL, ROOTS, VEGETATION, DEBRIS, TOXIC MATERIALS, MATERIALS, AND STONES OVER 50MM DIAMETER.
3. GRADING TO 20 CM BELOW ELEVATIONS INDICATED ON GRADING PLANS IS REQUIRED SO THAT 20CM OF WETLAND SOIL CAN BE INSTALLED AND WETLAND ELEVATIONS MAINTAINED. CONTRACTED ECOLOGIST OR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE AREA MARKED BY CONTRACTOR FOR GRADING AHEAD OF ANY EXCAVATION.
4. ONCE GRADING HAS BEEN COMPLETED, SOIL SHALL BE CULTIVATED TO 10CM DEPTH PRIOR TO WETLAND SOIL APPLICATION TO ACHIEVE 30 CM OF UN COMPACTED SOIL TOTAL.
5. PROVIDE A UNIFORM BLEND OF CLEAN TOPSOIL AND 30-40% AGED, SHREDDED HARDWOOD MULCH AND/OR COMPOSTED ORGANIC MATTER (BY VOLUME) TO CREATE AN ORGANIC-RICH, MOISTURE-RETENTIVE HYDRIC/WETLAND SOIL ANALOGUE SUITABLE FOR SEASONAL SATURATION AND NATIVE WETLAND VEGETATION ESTABLISHMENT.
6. WETLAND SOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS: (A) THOROUGHLY BLENDED AND FRIABLE CONSISTING OF 45% SAND, 35% SILT AND 20% CLAY; (B) PH OF 6.5 TO 7.5; (C) BULK DENSITY OF 951-1069 KG / M3; (D) MINIMUM 12% ORGANIC MATTER AND 3% ORGANIC CARBON; (E) FREE FROM SUBSOIL, ROOTS, VEGETATION, DEBRIS, TOXIC MATERIALS, STONES OVER 50MM DIAMETER. CONTRACTOR TO PROVIDE A SOIL REPORT TO VERIFY COMPLIANCE OF COMPOSITION OF WETLAND SOIL.
7. THE WETLAND DESIGN DOES NOT ACCOUNT FOR THE MANAGEMENT, STORAGE, OR PLACEMENT OF EXCESS SOIL GENERATED THROUGH COMPENSATION WETLAND EXCAVATION. ANY EXCESS SOIL ASSOCIATED WITH THE PROPOSED WETLAND CONSTRUCTION WILL REQUIRE SEPARATE CONSIDERATION AND MANAGEMENT IN ACCORDANCE WITH APPLICABLE PROJECT PLANS AND REGULATORY REQUIREMENTS.



KEY PLAN
N.T.S.

LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- GREENBELT LIMIT
- EXISTING WATERCOURSES
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS + BUFFER (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLAND (R-PE SURVEYING, 2024)
- STAKED WETLAND LIMITS (R-PE SURVEYING, 2024)
- LIMITS OF ELC COMMUNITYS
- PROPOSED LIMIT OF WETLAND GRADING WORKS AND SILT FENCE LOCATION
- DIRECTION OF OVERLAND FLOW
- 15 M BUFFER TO COMPENSATION WETLAND
- PROPOSED WETLAND COMPENSATION AREA 0.54 HA

No.	REVISION	DATE	BY
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1	ISSUED FOR REVIEW	2026/10/23	NC

CLIENT:
UNITED HOLDINGS INC.

MUNICIPAL ADDRESS

APPLICATION #

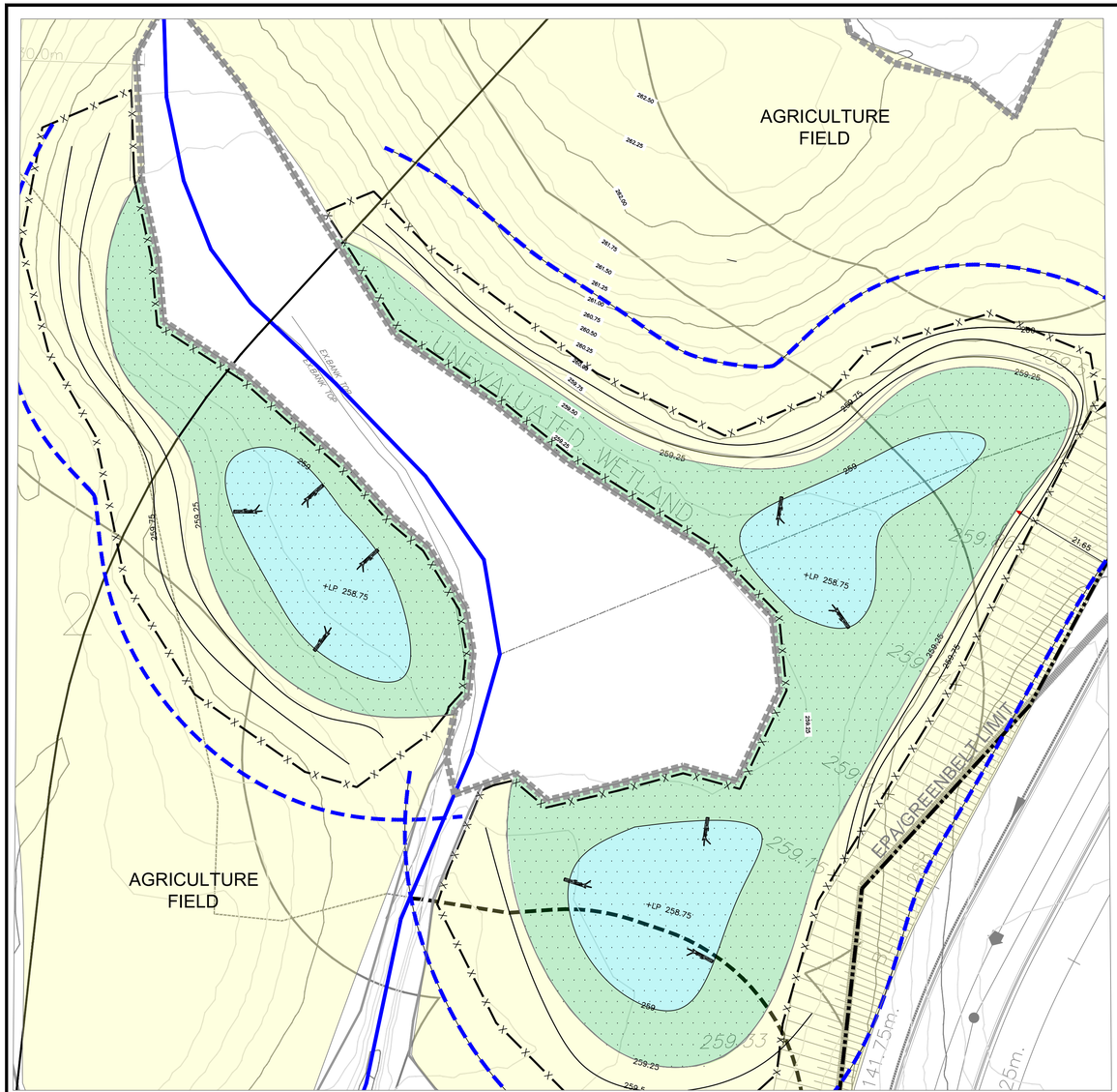
OALA SEAL:

GEI Consultants Canada
650 WOODLAWN RD WEST
BLOCK C, UNIT 2
GUELPH, ONTARIO
N1K 1B8

PROJECT NAME:
MOUNT HOPE WEST
CALEDON, ONTARIO

DRAWING TITLE:
CONCEPTUAL RESTORATION DESIGN
COMPENSATION WETLAND GRADING PLAN

DESIGNED BY:	NC/ND	CHECKED BY:	ND
DRAWN BY:	NC	DATE:	23 October 2026
SCALE:	1:400 (0 2 5 10 20m)	PROJECT No.:	2407713
		DRAWING No.:	R-2



SEED MIX

ONTARIO WET MEADOW SEED MIX (TRCA-SW-6)

SCIENTIFIC NAME	COMMON NAME	PROPORTION OF SEED MIX(%)
FORBS		
Asclepias incarnata	Swamp Milkweed	2
Doellingeria umbellata	Flat-topped Aster	1
Eupatorium maculatum	Spotted Joe-Pye Weed	3
Eupatorium perfoliatum	Boneset	2
Liatris spicata	Dense Blazing Star	1
Lobelia cardinalis	Cardinal Flower	1
Lobelia siphilitica	Blue Lobelia	1
Mimulus ringens	Monkey Flower	1
Monarda fistulosa	Wild Bergamot	3
Oenothera biennis	Evening Primrose	2
Penstemon digitalis	Foxglove Beardtongue	2
Physostegia virginiana ssp. virginiana	Obedient plant	2
Rudbeckia hirta	Black Eyed Susan	5
Rudbeckia laciniata	Green Headed Coneflower	1
Solidago graminifolia	Lance-leaved goldenrod	1
Symphiotrichum ericoides	Heath Aster	2
Symphiotrichum (Aster) novae-angliae	New England Aster	1
Symphiotrichum (Aster) puniceum	Swamp Aster	2
Symphiotrichum (Aster) pilosum	Hairy Aster	2
Verbena hastata	Blue Vervain	3
GRASSES		
Bromus ciliatus	Fringed Brome	2
Carex bebbii	Bebbs Sedge	1
Carex stipata	Awl-fruited Sedge	1
Carex vulpinoidea	Fox Sedge	5
Elymus riparius	Riverbank Wild Rye	10
Elymus virginicus	Virginia Wild Rye	10
Glyceria striata	Fowl Mana Grass	3
Juncus articulatus	Jointed Rush	2
Juncus balticus	Baltic Rush	1
Juncus effusus	Soft Stemmed Rush	1
Junucs tenuis	Path Rush	2
Juncus torreyi	Torrey's Rush	1
Panicum virgatum	Switchgrass	10
Scirpus atrovirens	Green Bulrush	3
Scirpus cyperinus	Woolgrass bulrush	3
Sorghastrum nutans	Indian Grass	7
TOTAL NATIVE SPECIES		100

TO BE APPLIED AT 15.68 kg/ha

NURSE CROP SEED MIX

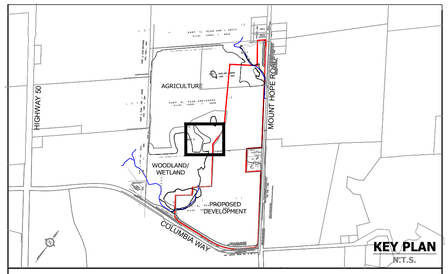
SCIENTIFIC NAME	COMMON NAME	PROPORTION OF SEED MIX(%)
SEEDING WINDOW: MAY 1 - SEPT 31		
Avena sativa	Oats	40
Elymus canadensis	Canada Wild Rye	15
Hordeum vulgare	Barley	45
SEEDING WINDOW: OCT 1 - NOV 30		
Triticum aestivum	Winter Wheat	100

TO BE APPLIED AT 15 kg/ha

PLANTING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONTRACT ADMINISTRATOR BEFORE COMMENCING WORK.
2. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR INSPECTION AND APPROVAL BY THE CONTRACT ADMINISTRATOR.
3. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
4. CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
5. CONTRACTOR TO PROVIDE 72 HOURS NOTICE TO THE CONTRACT ADMINISTRATOR IF SPECIES, SIZE AND/OR QUANTITY IS NOT AVAILABLE AND SUBSTITUTIONS ARE NEEDED.
6. CONTRACTED ECOLOGIST / BOTANIST TO IDENTIFY SUITABLE SUBSTITUTIONS AND ADVISE CONTRACT ADMINISTRATOR TO HAVE THESE SUBSTITUTIONS APPROVED BY THE TOWN.
7. SEED MIX TICKETS (WITH SCIENTIFIC NAMES AND % CONTENT OF EACH SPECIES), SEED RATE AND PERCENT LIVE SEED (PLS) ARE TO BE PROVIDED TO THE CONTRACT ADMINISTRATOR AND APPROVED BY THE CONTRACTED ECOLOGIST / BOTANIST BEFORE SEED IS APPLIED.
8. CONTRACTOR TO RE-APPLY SEED AND MAINTAIN ALL SEEDED AREAS AT NO COST TO THE OWNER IF DEEMED NECESSARY BY THE PROJECT ECOLOGIST/BOTANIST.
9. ALL MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING.
10. WATERING IS REQUIRED TO PROMOTE HEALTHY GROWTH. ALL MATERIAL SHALL BE WATERED REGULARLY DURING THE FIRST TWO YEARS OF ESTABLISHMENT. WATERING ON A 5-DAY CYCLE TO OCCUR DURING PERIODS OF DROUGHT AND HIGH DEGREE DAYS (25C AND ABOVE) AFTER PLACEMENT TO ENSURE ROOT ESTABLISHMENT AND GERMINATION.
11. FOR ALL PLANT MATERIAL, WATER THOROUGHLY IN LATE FALL PRIOR TO FREEZE UP TO SATURATE SOIL AROUND ROOT SYSTEM.
12. GENERAL MAINTENANCE REQUIREMENTS FOR TREES, SHRUBS AND PERENNIALS SHALL BE PERFORMED A MINIMUM OF ONCE PER MONTH DURING THE GROWING SEASON. NODES SHALL BE MAINTAINED BY HAND-PULLING WEEDS THROUGHOUT THE WARRANTY PERIOD TO PREVENT COMPETITION WITH ESTABLISHING WOODY PLANTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF UNACCEPTABLE OR DEAD MATERIAL AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO ENSURE NORMAL, HEALTHY GROWING CONDITION OF PLANT MATERIAL.
14. INSPECTION SHALL OCCUR ONCE THE 2 YEAR WARRANTY PERIOD IS UP. REPLACEMENTS MAY BE REQUIRED AT THIS TIME.REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
15. AT THE TIME OF FINAL INSPECTION, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED INFULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
16. SHRUBS SHALL NOT BE MULCHED.

FOR TERRASEEDING NOTES REFER TO R-5



LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- EXISTING WATERCOURSES
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS + BUFFER (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLAND (R-PE SURVEYING, 2024)
- STAKED WETLAND LIMITS (R-PE SURVEYING, 2024)
- LIMITS OF ELC COMMUNITYS
- PROPOSED LIMIT OF WETLAND GRADING WORKS AND SILT FENCE LOCATION - 489 lin m
- DIRECTION OF OVERLAND FLOW
- 15 M BUFFER TO COMPENSATION WETLAND
- TURTLE BASKING LOG HABITAT FEATURE

PLANTING ZONES

- PROPOSED MINERAL MEADOW MARSH (MAM2) 0.38 HA
- PROPOSED MINERAL SHALLOW MARSH (MAS2) 0.16 HA
- PROPOSED SEEDING AREA - 0.54 HA
- AREA TO BECOME MEADOW

PLANT LISTS

MAM2 WETLAND SHRUBS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
Sa	150	*Spirea alba*	Meadowsweet	50 cm ht	2 gal potted	1 m O.C.
Sb	250	*Salix bebbii*	Bebb's Willow	50 cm ht	2 gal potted	1 m O.C.
Sd	250	*Salix discolor*	Pussy Willow	50 cm ht	2 gal potted	1 m O.C.
Sc	150	*Sambucus canadensis*	Common Elderberry	50 cm ht	2 gal potted	1 m O.C.
Vl	150	*Viburnum lentago*	Nannyberry Viburnum	60-80 cm ht	2 gal potted	1 m O.C.
Total	950					

MAS2 HERBACEOUS PLUGS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/CONDITION	SPACING
Ic	200	*Impatiens capensis*	Jewelweed	Plug	4 per 1 m²
Je	500	*Juncus effuses*	Soft Rush	Plug	4 per 1 m²
St	200	*Schoenoplectus tabernaemontani*	Soft-stemmed Bulrush	Plug	4 per 1 m²
Sa	500	*Scirpus atrovirens*	Dark-Green Bulrush	Plug	4 per 1 m²
Se	200	*Sparganium eurycarpum*	Broad-fruited Burreed	Plug	4 per 1 m²
Total	1600				

DENSITY TABLE

WETLAND PLANTING DENSITY TABLE

HABITAT TYPE	AREA	DENSITY GOAL	NUMBER OF SHRUBS	NUMBER OF TREES	NUMBER OF PLUGS	TOTAL AREA COVERED BY WOODY PLANTINGS (HA)
MAM2	0.38 HA	25% COVER OF SHRUBS	950	0	0	0.1
MAS2	0.16 HA	25% COVER OF HERBACEOUS PLUGS	0	0	1600	0

No.	REVISION	DATE	BY
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1	ISSUED FOR REVIEW	2026/10/23	NC

CLIENT:

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650 WOODLAWN RD WEST
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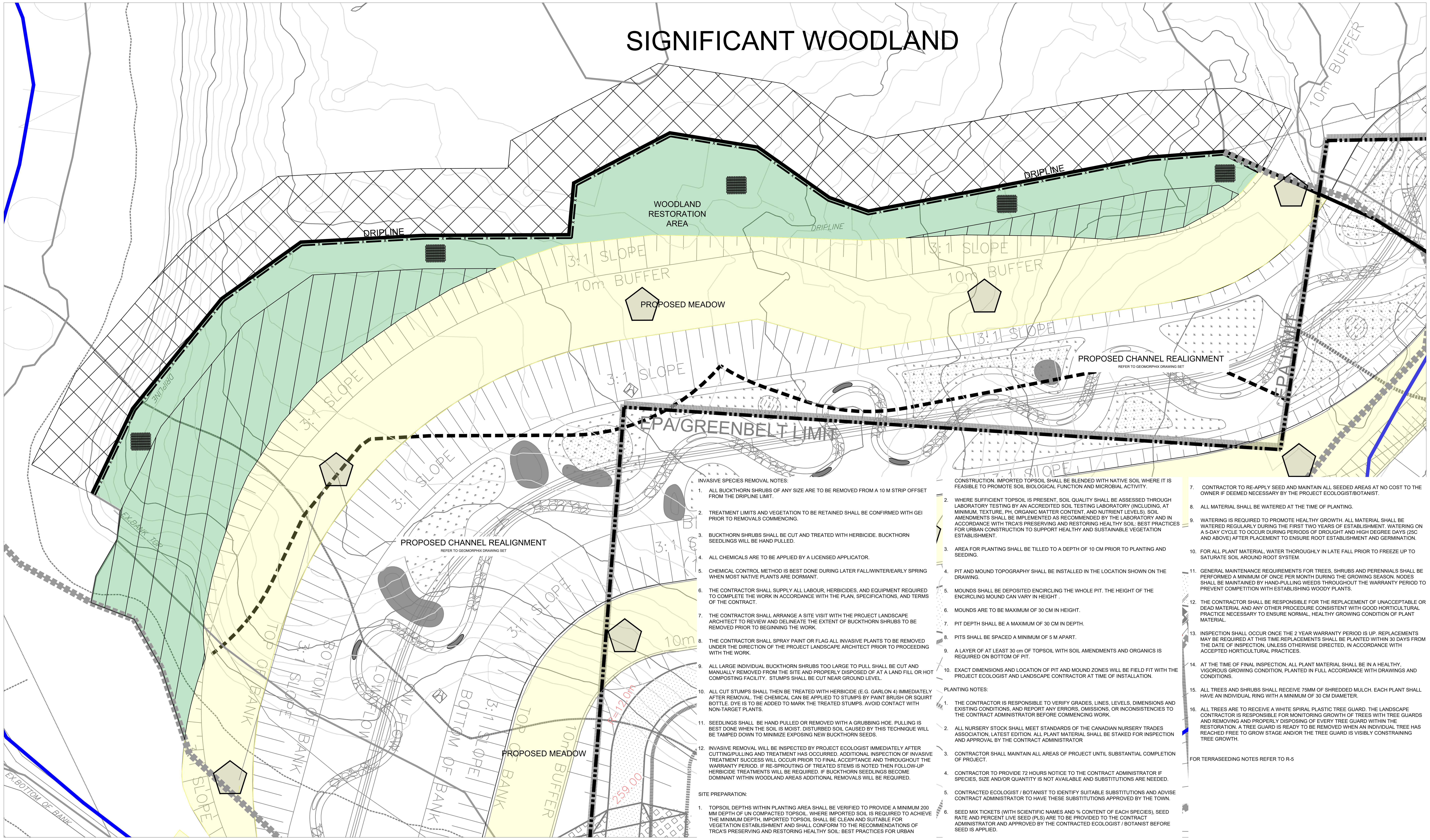
PROJECT NAME:

MOUNT HOPE WEST
CALEDON, ONTARIO

DRAWING TITLE:

CONCEPTUAL RESTORATION DESIGN
COMPENSATION WETLAND PLANTING PLAN

DESIGNED BY: NC/ND	CHECKED BY: ND	PROJECT No.: 2407713	
DRAWN BY: NC	DATE: 23 October 2026	DRAWING No.: R-3	
SCALE: 1:400	0 2 5 10 20m		



INVASIVE SPECIES REMOVAL NOTES:

1. ALL BUCKTHORN SHRUBS OF ANY SIZE ARE TO BE REMOVED FROM A 10 M STRIP OFFSET FROM THE DRIPLINE LIMIT.
2. TREATMENT LIMITS AND VEGETATION TO BE RETAINED SHALL BE CONFIRMED WITH GEI PRIOR TO REMOVALS COMMENCING.
3. BUCKTHORN SHRUBS SHALL BE CUT AND TREATED WITH HERBICIDE. BUCKTHORN SEEDLINGS WILL BE HAND PULLED.
4. ALL CHEMICALS ARE TO BE APPLIED BY A LICENSED APPLICATOR.
5. CHEMICAL CONTROL METHOD IS BEST DONE DURING LATER FALL/WINTER/EARLY SPRING WHEN MOST NATIVE PLANTS ARE DORMANT.
6. THE CONTRACTOR SHALL SUPPLY ALL LABOUR, HERBICIDES, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, AND TERMS OF THE CONTRACT.
7. THE CONTRACTOR SHALL ARRANGE A SITE VISIT WITH THE PROJECT LANDSCAPE ARCHITECT TO REVIEW AND DELINEATE THE EXTENT OF BUCKTHORN SHRUBS TO BE REMOVED PRIOR TO BEGINNING THE WORK.
8. THE CONTRACTOR SHALL SPRAY PAINT OR FLAG ALL INVASIVE PLANTS TO BE REMOVED UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. ALL LARGE INDIVIDUAL BUCKTHORN SHRUBS TOO LARGE TO PULL SHALL BE CUT AND MANUALLY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT A LAND FILL OR HOT COMPOSTING FACILITY. STUMPS SHALL BE CUT NEAR GROUND LEVEL.
10. ALL CUT STUMPS SHALL THEN BE TREATED WITH HERBICIDE (E.G. GARLON 4) IMMEDIATELY AFTER REMOVAL. THE CHEMICAL CAN BE APPLIED TO STUMPS BY PAINT BRUSH OR SQUIRT BOTTLE. DYE IS TO BE ADDED TO MARK THE TREATED STUMPS. AVOID CONTACT WITH NON-TARGET PLANTS.
11. SEEDLINGS SHALL BE HAND PULLED OR REMOVED WITH A GRUBBING HOE. PULLING IS BEST DONE WHEN THE SOIL IS MOIST. DISTURBED SOIL CAUSED BY THIS TECHNIQUE WILL BE TAMPED DOWN TO MINIMIZE EXPOSING NEW BUCKTHORN SEEDS.
12. INVASIVE REMOVAL WILL BE INSPECTED BY PROJECT ECOLOGIST IMMEDIATELY AFTER CUTTING/PULLING AND TREATMENT HAS OCCURRED. ADDITIONAL INSPECTION OF INVASIVE TREATMENT SUCCESS WILL OCCUR PRIOR TO FINAL ACCEPTANCE AND THROUGHOUT THE WARRANTY PERIOD. IF RE-SPROUTING OF TREATED STEMS IS NOTED THEN FOLLOW-UP HERBICIDE TREATMENTS WILL BE REQUIRED. IF BUCKTHORN SEEDLINGS BECOME DOMINANT WITHIN WOODLAND AREAS ADDITIONAL REMOVALS WILL BE REQUIRED.

SITE PREPARATION:

1. TOPSOIL DEPTHS WITHIN PLANTING AREA SHALL BE VERIFIED TO PROVIDE A MINIMUM 200 MM DEPTH OF UN COMPACTED TOPSOIL. WHERE IMPORTED SOIL IS REQUIRED TO ACHIEVE THE MINIMUM DEPTH, IMPORTED TOPSOIL SHALL BE CLEAN AND SUITABLE FOR VEGETATION ESTABLISHMENT AND SHALL CONFORM TO THE RECOMMENDATIONS OF TRCA'S PRESERVING AND RESTORING HEALTHY SOIL: BEST PRACTICES FOR URBAN CONSTRUCTION. IMPORTED TOPSOIL SHALL BE BLENDED WITH NATIVE SOIL WHERE IT IS FEASIBLE TO PROMOTE SOIL BIOLOGICAL FUNCTION AND MICROBIAL ACTIVITY.
2. WHERE SUFFICIENT TOPSOIL IS PRESENT, SOIL QUALITY SHALL BE ASSESSED THROUGH LABORATORY TESTING BY AN ACCREDITED SOIL TESTING LABORATORY (INCLUDING, AT MINIMUM, TEXTURE, PH, ORGANIC MATTER CONTENT, AND NUTRIENT LEVELS). SOIL AMENDMENTS SHALL BE IMPLEMENTED AS RECOMMENDED BY THE LABORATORY AND IN ACCORDANCE WITH TRCA'S PRESERVING AND RESTORING HEALTHY SOIL: BEST PRACTICES FOR URBAN CONSTRUCTION TO SUPPORT HEALTHY AND SUSTAINABLE VEGETATION ESTABLISHMENT.
3. AREA FOR PLANTING SHALL BE TILLED TO A DEPTH OF 10 CM PRIOR TO PLANTING AND SEEDING.
4. PIT AND MOUND TOPOGRAPHY SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE DRAWING.
5. MOUNDS SHALL BE DEPOSITED ENCIRCLING THE WHOLE PIT. THE HEIGHT OF THE ENCIRCLING MOUND CAN VARY IN HEIGHT .
6. MOUNDS ARE TO BE MAXIMUM OF 30 CM IN HEIGHT.
7. PIT DEPTH SHALL BE A MAXIMUM OF 30 CM IN DEPTH.
8. PITS SHALL BE SPACED A MINIMUM OF 5 M APART.
9. A LAYER OF AT LEAST 30 cm OF TOPSOIL WITH SOIL AMENDMENTS AND ORGANICS IS REQUIRED ON BOTTOM OF PIT.
10. EXACT DIMENSIONS AND LOCATION OF PIT AND MOUND ZONES WILL BE FIELD FIT WITH THE PROJECT ECOLOGIST AND LANDSCAPE CONTRACTOR AT TIME OF INSTALLATION.

PLANTING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONTRACT ADMINISTRATOR BEFORE COMMENCING WORK.
2. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR INSPECTION AND APPROVAL BY THE CONTRACT ADMINISTRATOR
3. CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
4. CONTRACTOR TO PROVIDE 72 HOURS NOTICE TO THE CONTRACT ADMINISTRATOR IF SPECIES, SIZE AND/OR QUANTITY IS NOT AVAILABLE AND SUBSTITUTIONS ARE NEEDED.
5. CONTRACTED ECOLOGIST / BOTANIST TO IDENTIFY SUITABLE SUBSTITUTIONS AND ADVISE CONTRACT ADMINISTRATOR TO HAVE THESE SUBSTITUTIONS APPROVED BY THE TOWN.
6. SEED MIX TICKETS (WITH SCIENTIFIC NAMES AND % CONTENT OF EACH SPECIES), SEED RATE AND PERCENT LIVE SEED (PLS) ARE TO BE PROVIDED TO THE CONTRACT ADMINISTRATOR AND APPROVED BY THE CONTRACTED ECOLOGIST / BOTANIST BEFORE SEED IS APPLIED.
7. CONTRACTOR TO RE-APPLY SEED AND MAINTAIN ALL SEEDED AREAS AT NO COST TO THE OWNER IF DEEMED NECESSARY BY THE PROJECT ECOLOGIST/BOTANIST.
8. ALL MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING.
9. WATERING IS REQUIRED TO PROMOTE HEALTHY GROWTH. ALL MATERIAL SHALL BE WATERED REGULARLY DURING THE FIRST TWO YEARS OF ESTABLISHMENT. WATERING ON A 5-DAY CYCLE TO OCCUR DURING PERIODS OF DROUGHT AND HIGH DEGREE DAYS (25C AND ABOVE) AFTER PLACEMENT TO ENSURE ROOT ESTABLISHMENT AND GERMINATION.
10. FOR ALL PLANT MATERIAL, WATER THOROUGHLY IN LATE FALL PRIOR TO FREEZE UP TO SATURATE SOIL AROUND ROOT SYSTEM.
11. GENERAL MAINTENANCE REQUIREMENTS FOR TREES, SHRUBS AND PERENNIALS SHALL BE PERFORMED A MINIMUM OF ONCE PER MONTH DURING THE GROWING SEASON. NODES SHALL BE MAINTAINED BY HAND-PULLING WEEDS THROUGHOUT THE WARRANTY PERIOD TO PREVENT COMPETITION WITH ESTABLISHING WOODY PLANTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF UNACCEPTABLE OR DEAD MATERIAL AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO ENSURE NORMAL, HEALTHY GROWING CONDITION OF PLANT MATERIAL.
13. INSPECTION SHALL OCCUR ONCE THE 2 YEAR WARRANTY PERIOD IS UP. REPLACEMENTS MAY BE REQUIRED AT THIS TIME.REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
14. AT THE TIME OF FINAL INSPECTION, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
15. ALL TREES AND SHRUBS SHALL RECEIVE 75MM OF SHREDDED MULCH. EACH PLANT SHALL HAVE AN INDIVIDUAL RING WITH A MINIMUM OF 30 CM DIAMETER.
16. ALL TREES ARE TO RECEIVE A WHITE SPIRAL PLASTIC TREE GUARD. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MONITORING GROWTH OF TREES WITH TREE GUARDS AND REMOVING AND PROPERLY DISPOSING OF EVERY TREE GUARD WITHIN THE RESTORATION. A TREE GUARD IS READY TO BE REMOVED WHEN AN INDIVIDUAL TREE HAS REACHED FREE TO GROW STAGE AND/OR THE TREE GUARD IS VISIBLY CONSTRAINING TREE GROWTH.

FOR TERRASEEDING NOTES REFER TO R-5

PLANT LIST

FOD5 WOODLAND						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
DECIDUOUS TREES						
AS	50	*Acer saccharum*	Sugar Maple	100 cm ht	3 gal potted	3m O.C.
BP	50	*Betula papyifera*	Paper Birch	100 cm ht	3 gal potted	3m O.C.
PT	35	*Carya ovata*	Shagbark Hickory	100 cm ht	3 gal potted	3m O.C.
PR	50	*Prunus serotina*	Black Cherry	100 cm ht	3 gal potted	3m O.C.
QA	5	*Quercus alba**	White Oak	40mm Caliper	B & B	3m O.C.
TA	50	*Tilia americana*	Basswood	100 cm ht	3 gal potted	3m O.C.
Total	240					
SHRUBS					*OAKS SHALL BE SPACED A MINIMUM OF 30M APART	
As	80	*Cornus alternifolia*	Alternate-Leaved Dogwood	60-80 cm ht	2 gal potted	1 m O.C.
Cr	80	*Cornus racemosa*	Gray Dogwood	50 cm ht	2 gal potted	1 m O.C.
Hv	40	*Hamamelis virginiana*	Witch Hazel	60-80 cm ht	2 gal potted	1 m O.C.
Lc	80	*Lonicera canadensis*	Fly Honeysuckle	50 cm ht	2 gal potted	1 m O.C.
Pv	75	*Prunus virginiana*	Chokecherry	60-80 cm ht	2 gal potted	1 m O.C.
Ra	75	*Rhus aromatica*	Fragrant Sumac	60-80 cm ht	2 gal potted	1 m O.C.
Ro	75	*Rubus occidentalis*	Black Raspberry	50 cm ht	2 gal potted	1 m O.C.
Ri	75	*Ribes americanum*	Black Currant	50 cm ht	2 gal potted	1 m O.C.
Sc	70	*Sambucus racemosa ssp. pubens*	Red Elderberry	50 cm ht	2 gal potted	1 m O.C.
Vl	70	*Viburnum lentago*	Nannyberry Viburnum	60-80 cm ht	2 gal potted	1 m O.C.
Total	720					

DENSITY TABLE

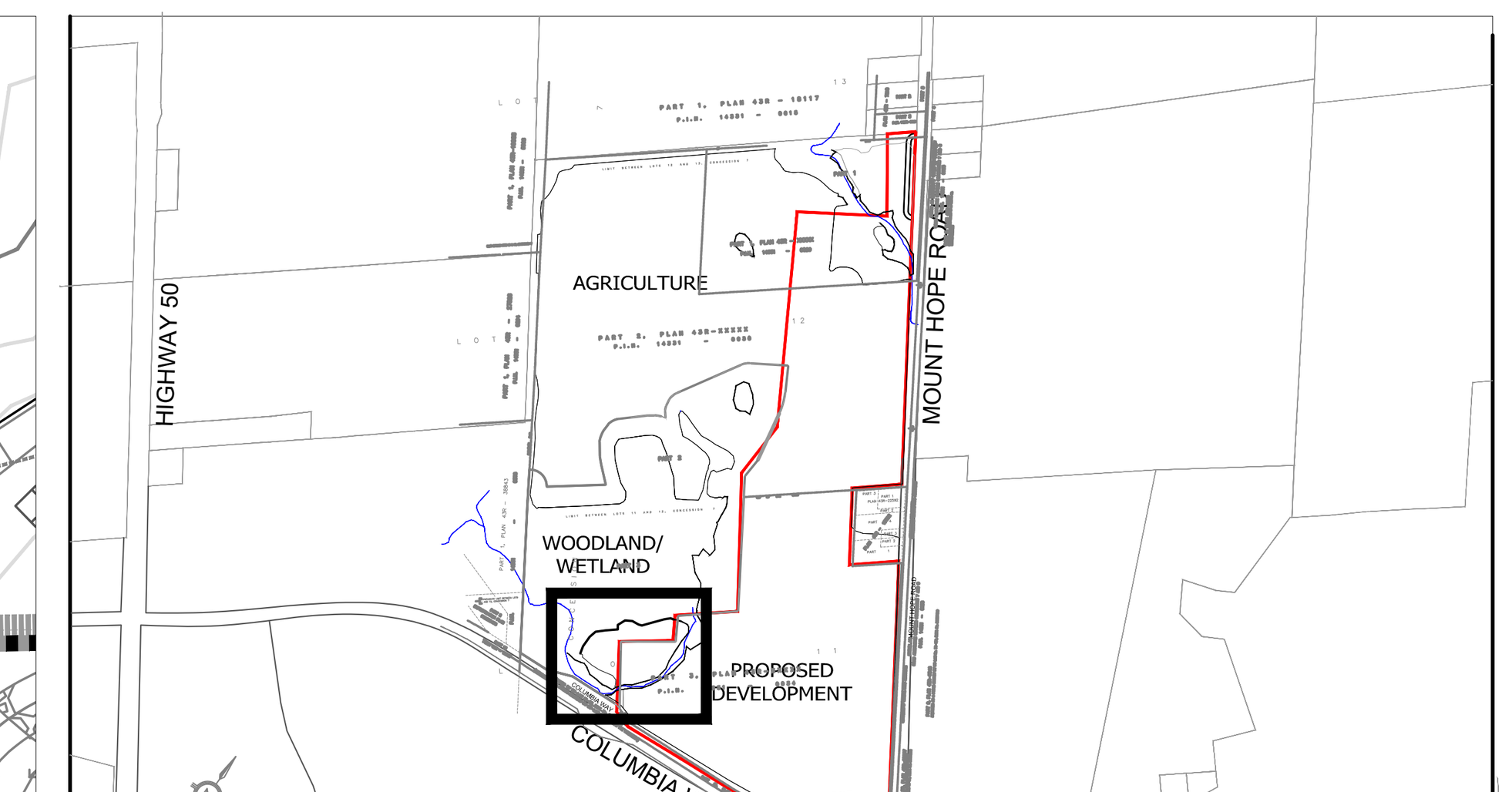
WOODY PLANTING DENSITY TABLE					
HABITAT TYPE	AREA	DENSITY GOAL	NUMBER OF SHRUBS	NUMBER OF TREES	TOTAL AREA COVERED BY WOODY PLANTINGS
FOD5 WOODLAND	0.24 HA	1000 TREES/HA, 3000 SHRUBS/HA	720	240	0.24 HA

SEED MIX

WOODLAND EDGE SEED MIX			
SCIENTIFIC NAME	COMMON NAME	SEEDING RATE (kg PLS per/10 000 sq. m)	PROPORTION OF SEED MIX(%)
FORBS			TO BE APPLIED AT 25 kg/ha
Anemone virginiana	Tall Anemone	1.2	4.4
Eurybia macrophylla	Large-leaved Aster	2	7.4
Helianthus divaricatus	Woodland Sunflower	1.2	4.4
Rudbeckia hirta	Black-eyed Susan	0.8	3.0
Solidago flexicaulis	Zig-Zag Goldenrod	2	7.4
Solidago juncea	Early Goldenrod	0.8	3.0
Solidago nemoralis	Grey Goldenrod	0.8	3.0
Solidago rugosa	Rough Goldenrod	1.2	4.4
Symphiotrichum (Aster) laterflorum	Calico Aster	1.2	4.4
Symphiotrichum (Aster) novae-angliae	New England Aster	1.2	4.4
Symphiotrichum (Aster) pilosum	Frost Aster	0.8	3.0
Veberna urticifolia	White Vervain	1.2	4.4
GRASSES			
Elymus canadensis	Canada Wild Rye	5.0	18.5
Elymus trachycaulus	Slender Wheat Grass	3.0	11.1
Elymus hystrix	Bottlebrush Grass	3.0	11.1
Panicum clandestinum	Deer-Tongue Grass	1.6	5.9
TOTAL NATIVE SPECIES		27	100

NURSE CROP SEED MIX		
SCIENTIFIC NAME	COMMON NAME	PROPORTION OF SEED MIX(%)
SEEDING WINDOW: MAY 1 - SEPT 31		
Avena sativa	Oats	40
Elymus canadensis	Canada Wild Rye	15
Hordeum vulgare	Barley	45
SEEDING WINDOW: OCT 1 - NOV 30		
Triticum aestivum	Winter Wheat	100

TO BE APPLIED AT 15 kg/ha



KEY PLAN
N.T.S.

LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- STAKED DRIPLINE OF SIGNIFICANT WOODLAND (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLAND + 30 M (R-PE SURVEYING, 2024)
- SILT FENCE TO BE INSTALLED AT DRIPLINE LIMIT - 206 lin metres
- PROPOSED WOODLAND RESTORATION AREA 0.24 HA
- AREAS TO RECEIVE PIT AND MOUND TOPOGRAPHY OFFSET 5 M FROM WOODLAND DRIPLINE - 0.12 HA
- 10M STRIP FROM WOODLAND EDGE FOR BUCKTHORN MANAGEMENT OFFSET 5 M FROM WOODLAND DRIPLINE - 0.21 HA
- BRUSH PILE HABITAT FEATURE
- ROCK PILE HABITAT FEATURE
- AREA TO BECOME MEADOW

No.	REVISION	DATE	BY
5			
4			
3			
2			
1	ISSUED FOR REVIEW	2026/10/23	NC

CLIENT: UNITED HOLDINGS INC.

MUNICIPAL ADDRESS | APPLICATION #

OALA SEAL:

GEI Consultants Canada
650 WOODLAWN RD WEST
BLOCK C, UNIT 2
GUELPH, ONTARIO
N1K 1B8

PROJECT NAME: MOUNT HOPE WEST CALEDON, ONTARIO

DRAWING TITLE: CONCEPTUAL RESTORATION DESIGN WOODLAND RESTORATION PLANTING PLAN

DESIGNED BY: NC/ND | CHECKED BY: ND | PROJECT No.: 2407713

DRAWN BY: NC | DATE: 23 October 2026 | DRAWING No.: R-4

SCALE: 1:300 (0 5 10 20m)

File: B:\WORKING\UNITED HOLDINGS INC\2407713 MOUNT HOPE WEST LANDS BOLTON\00_CAD\DESIGN\WORKING\LANDSCAPE ARCHITECTURE\2407713 MOUNT HOPE WEST LANDS RESTORATION PLAN 2026.10.23.DWG

SITE PREPARATION:

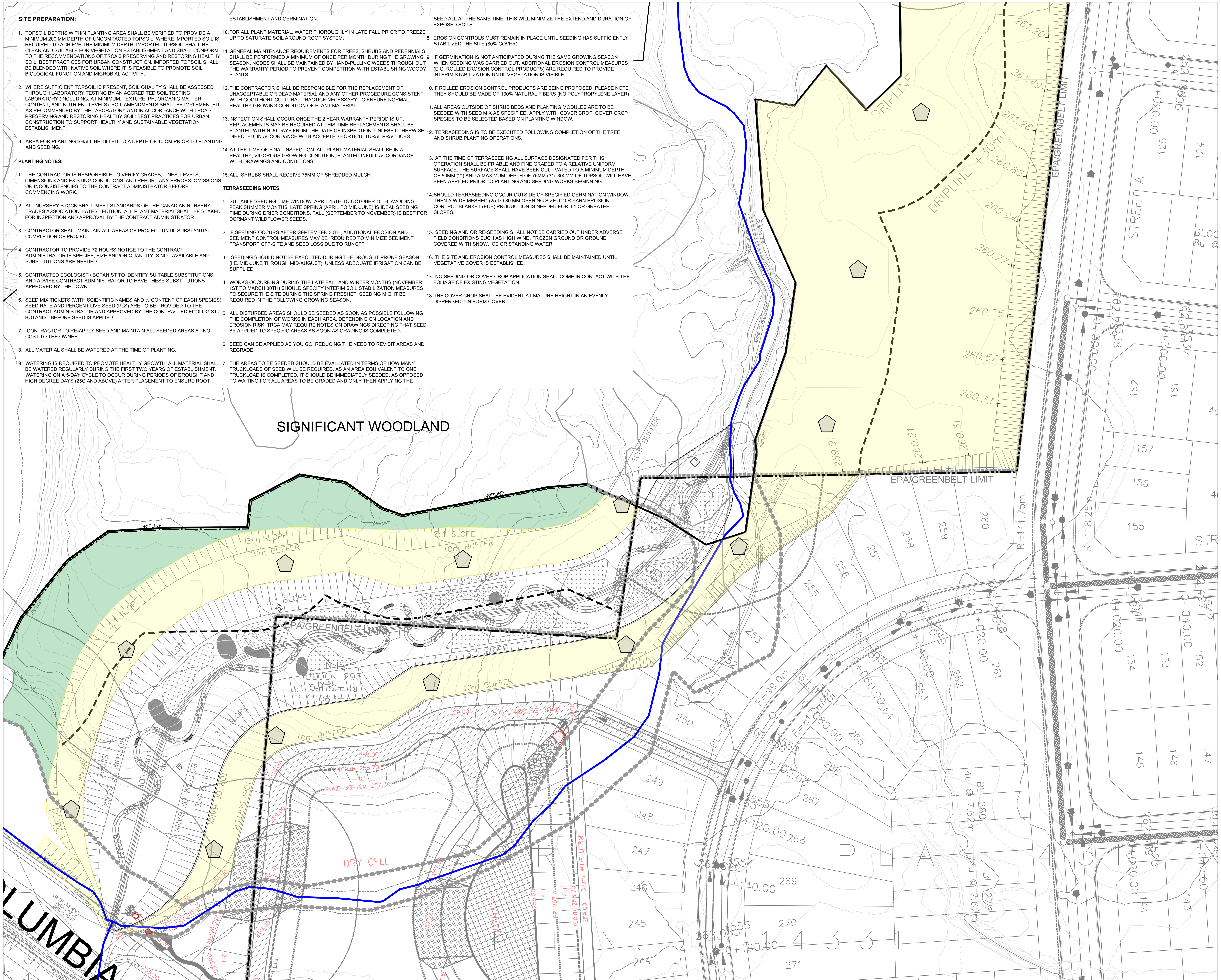
1. TOPSOIL DEPTHS WITHIN PLANTING AREA SHALL BE VERIFIED TO PROVIDE A MINIMUM 200 MM DEPTH OF UNCOMPACTED TOPSOIL. WHERE IMPORTED SOIL IS REQUIRED TO ACHIEVE THE MINIMUM DEPTH, IMPORTED TOPSOIL SHALL BE CLEAN AND SUITABLE FOR VEGETATION ESTABLISHMENT AND SHALL CONFORM TO THE RECOMMENDATIONS OF TRCA'S PRESERVING AND RESTORING HEALTHY SOIL: BEST PRACTICES FOR URBAN CONSTRUCTION. IMPORTED TOPSOIL SHALL BE BLENDED WITH NATIVE SOIL WHERE IT IS FEASIBLE TO PROMOTE SOIL BIOLOGICAL FUNCTION AND MICROBIAL ACTIVITY.
2. WHERE SUFFICIENT TOPSOIL IS PRESENT, SOIL QUALITY SHALL BE ASSESSED THROUGH LABORATORY TESTING BY AN ACCREDITED SOIL TESTING LABORATORY (INCLUDING, AT MINIMUM, TEXTURE, PH, ORGANIC MATTER CONTENT, AND NUTRIENT LEVELS). SOIL AMENDMENTS SHALL BE IMPLEMENTED AS RECOMMENDED BY THE LABORATORY AND IN ACCORDANCE WITH TRCA'S PRESERVING AND RESTORING HEALTHY SOIL: BEST PRACTICES FOR URBAN CONSTRUCTION TO SUPPORT HEALTHY AND SUSTAINABLE VEGETATION ESTABLISHMENT.
3. AREA FOR PLANTING SHALL BE TILLED TO A DEPTH OF 10 CM PRIOR TO PLANTING AND SEEDING.

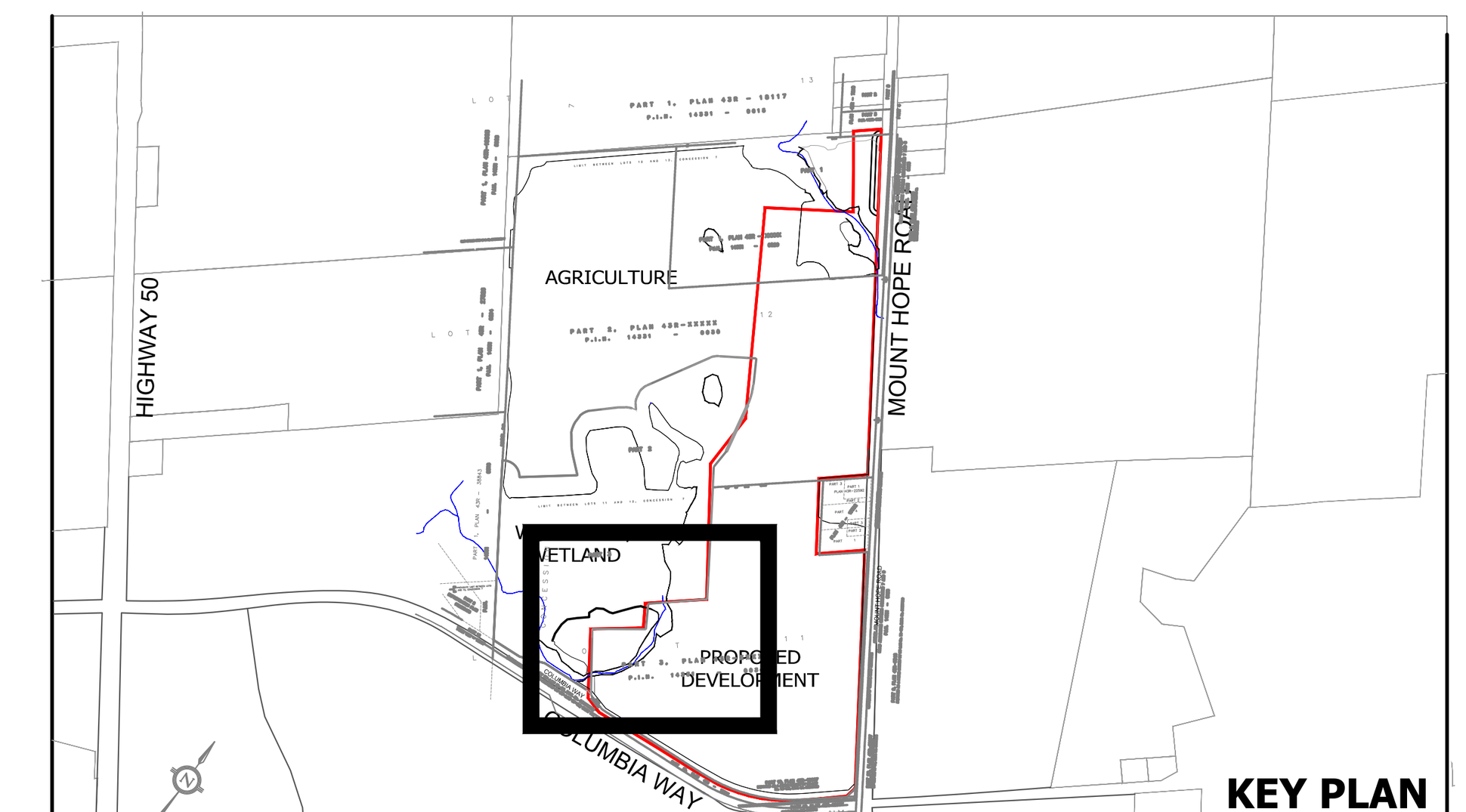
PLANTING NOTES:

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3. CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
4. CONTRACTOR TO PROVIDE 72 HOURS NOTICE TO THE CONTRACT ADMINISTRATOR IF SPECIES, SIZE AND/OR QUANTITY IS NOT AVAILABLE AND SUBSTITUTIONS ARE NEEDED.
5. CONTRACTED ECOLOGIST / BOTANIST TO IDENTIFY SUITABLE SUBSTITUTIONS AND ADVISE CONTRACT ADMINISTRATOR TO HAVE THESE SUBSTITUTIONS APPROVED BY THE TOWN.
6. SEED MIX TICKETS (WITH SCIENTIFIC NAMES AND % CONTENT OF EACH SPECIES), SEED RATE AND PERCENT LIVE SEED (PLS) ARE TO BE PROVIDED TO THE CONTRACT ADMINISTRATOR AND APPROVED BY THE CONTRACTED ECOLOGIST / BOTANIST BEFORE SEED IS APPLIED.
7. CONTRACTOR TO RE-APPLY SEED AND MAINTAIN ALL SEEDED AREAS AT NO COST TO THE OWNER.
8. ALL MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING.
9. WATERING IS REQUIRED TO PROMOTE HEALTHY GROWTH. ALL MATERIAL SHALL BE WATERED REGULARLY DURING THE FIRST TWO YEARS OF ESTABLISHMENT. WATERING ON A 5-DAY CYCLE TO OCCUR DURING PERIODS OF DROUGHT AND HIGH DEGREE DAYS (25C AND ABOVE) AFTER PLACEMENT TO ENSURE ROOT ESTABLISHMENT AND GERMINATION.
10. FOR ALL PLANT MATERIAL, WATER THOROUGHLY IN LATE FALL PRIOR TO FREEZE UP TO SATURATE SOIL AROUND ROOT SYSTEM.
11. GENERAL MAINTENANCE REQUIREMENTS FOR TREES, SHRUBS AND PERENNIALS SHALL BE PERFORMED A MINIMUM OF ONCE PER MONTH DURING THE GROWING SEASON. NODES SHALL BE MAINTAINED BY HAND-PULLING WEEDS THROUGHOUT THE WARRANTY PERIOD TO PREVENT COMPETITION WITH ESTABLISHING WOODY PLANTS.
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13. INSPECTION SHALL OCCUR ONCE THE 2 YEAR WARRANTY PERIOD IS UP. REPLACEMENTS MAY BE REQUIRED AT THIS TIME.REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
14. AT THE TIME OF FINAL INSPECTION, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED INFULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
15. ALL SHRUBS SHALL RECEIVE 75MM OF SHREDDED MULCH.

TERRASEEDING NOTES:

1. SUITABLE SEEDING TIME WINDOW: APRIL 15TH TO OCTOBER 15TH, AVOIDING PEAK SUMMER MONTHS. LATE SPRING (APRIL TO MID-JUNE) IS IDEAL SEEDING TIME DURING DRIER CONDITIONS. FALL (SEPTEMBER TO NOVEMBER) IS BEST FOR DORMANT WILDFLOWER SEEDS.
2. IF SEEDING OCCURS AFTER SEPTEMBER 30TH, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED TO MINIMIZE SEDIMENT TRANSPORT OFF-SITE AND SEED LOSS DUE TO RUNOFF.
3. SEEDING SHOULD NOT BE EXECUTED DURING THE DROUGHT-PRONE SEASON (I.E. MID-JUNE THROUGH MID-AUGUST), UNLESS ADEQUATE IRRIGATION CAN BE SUPPLIED.
4. WORKS OCCURRING DURING THE LATE FALL AND WINTER MONTHS (NOVEMBER 1ST TO MARCH 30TH) SHOULD SPECIFY INTERIM SOIL STABILIZATION MEASURES TO SECURE THE SITE DURING THE SPRING FRESHET. SEEDING MIGHT BE REQUIRED IN THE FOLLOWING GROWING SEASON.
5. ALL DISTURBED AREAS SHOULD BE SEEDED AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF WORKS IN EACH AREA. DEPENDING ON LOCATION AND EROSION RISK, TRCA MAY REQUIRE NOTES ON DRAWINGS DIRECTING THAT SEED BE APPLIED TO SPECIFIC AREAS AS SOON AS GRADING IS COMPLETED.
6. SEED CAN BE APPLIED AS YOU GO, REDUCING THE NEED TO REVISIT AREAS AND REGRADE.
7. THE AREAS TO BE SEEDED SHOULD BE EVALUATED IN TERMS OF HOW MANY TRUCKLOADS OF SEED WILL BE REQUIRED. AS AN AREA EQUIVALENT TO ONE TRUCKLOAD IS COMPLETED, IT SHOULD BE IMMEDIATELY SEEDED, AS OPPOSED TO WAITING FOR ALL AREAS TO BE GRADED AND ONLY THEN APPLYING THE SEED ALL AT THE SAME TIME. THIS WILL MINIMIZE THE EXTEND AND DURATION OF EXPOSED SOILS.
8. EROSION CONTROLS MUST REMAIN IN PLACE UNTIL SEEDING HAS SUFFICIENTLY STABILIZED THE SITE (80% COVER).
9. IF GERMINATION IS NOT ANTICIPATED DURING THE SAME GROWING SEASON WHEN SEEDING WAS CARRIED OUT, ADDITIONAL EROSION CONTROL MEASURES (E.G. ROLLED EROSION CONTROL PRODUCTS) ARE REQUIRED TO PROVIDE INTERIM STABILIZATION UNTIL VEGETATION IS VISIBLE.
10. IF ROLLED EROSION CONTROL PRODUCTS ARE BEING PROPOSED, PLEASE NOTE THEY SHOULD BE MADE OF 100% NATURAL FIBERS (NO POLYPROPYLENE LAYER)
11. ALL AREAS OUTSIDE OF SHRUB BEDS AND PLANTING MODULES ARE TO BE SEEDED WITH SEED MIX AS SPECIFIED. APPLY WITH COVER CROP. COVER CROP SPECIES TO BE SELECTED BASED ON PLANTING WINDOW.
12. TERRASEEDING IS TO BE EXECUTED FOLLOWING COMPLETION OF THE TREE AND SHRUB PLANTING OPERATIONS.
13. AT THE TIME OF TERRASEEDING ALL SURFACE DESIGNATED FOR THIS OPERATION SHALL BE FRIABLE AND FINE GRADED TO A RELATIVE UNIFORM SURFACE. THE SURFACE SHALL HAVE BEEN CULTIVATED TO A MINIMUM DEPTH OF 50MM (2") AND A MAXIMUM DEPTH OF 75MM (3"). 300MM OF TOPSOIL WILL HAVE BEEN APPLIED PRIOR TO PLANTING AND SEEDING WORKS BEGINNING.
14. SHOULD TERRASEEDING OCCUR OUTSIDE OF SPECIFIED GERMINATION WINDOW, THEN A WIDE MESHED (25 TO 30 MM OPENING SIZE) COIR YARN EROSION CONTROL BLANKET (ECB) PRODUCTION IS NEEDED FOR 4:1 OR GREATER SLOPES.
15. SEEDING AND OR RE-SEEDING SHALL NOT BE CARRIED OUT UNDER ADVERSE FIELD CONDITIONS SUCH AS HIGH WIND, FROZEN GROUND OR GROUND COVERED WITH SNOW, ICE OR STANDING WATER.
16. THE SITE AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED.
17. NO SEEDING OR COVER CROP APPLICATION SHALL COME IN CONTACT WITH THE FOLIAGE OF EXISTING VEGETATION.
18. THE COVER CROP SHALL BE EVIDENT AT MATURE HEIGHT IN AN EVENLY DISPERSED, UNIFORM COVER.





KEY PLAN
N.T.S.

LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- EXISTING WATERCOURSES
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS + BUFFER (R-PE SURVEYING, 2024)
- STAKED WETLAND LIMITS (R-PE SURVEYING, 2024)
- LIMITS OF ELC COMMUNITYS
- 30 M BUFFER TO COMPENSATION WETLAND
- ROCK PILE HABITAT FEATURE
- PROPOSED SEEDED MEADOW 5.7 HA
  SEE R-6 FOR PLANT LIST
- PROPOSED WOODLAND PLANTING AREA
  0.24 HA

No.	REVISION	DATE	BY
5			
4			
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2			
1	ISSUED FOR REVIEW	2026/10/23	NC

CLIENT: UNITED HOLDINGS INC.

MUNICIPAL ADDRESS | APPLICATION #

OALA SEAL:

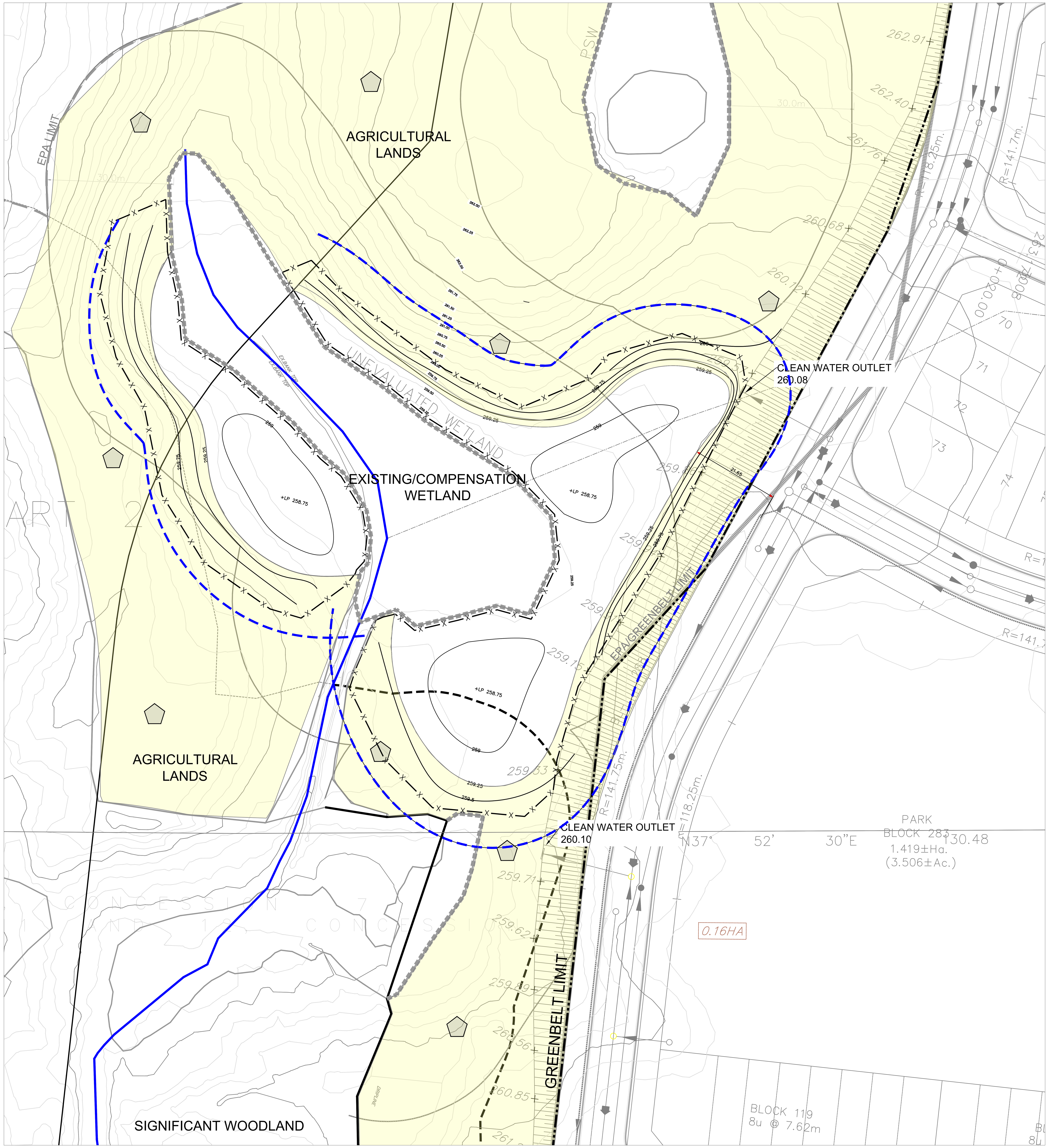
GEI Consultants Canada
650 WOODLAWN RD WEST
BLOCK C, UNIT 2
GUELPH, ONTARIO
N1K 1B8

PROJECT NAME: MOUNT HOPE WEST CALEDON, ONTARIO

DRAWING TITLE: CONCEPTUAL RESTORATION DESIGN MEADOW PLANTING PLAN I

DESIGNED BY: NC/ND	CHECKED BY: ND	PROJECT No.: 2407713
DRAWN BY: NC	DATE: 23 October 2026	DRAWING No.: R-5
SCALE: 1:500		

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PLANT LIST

CUM2 MEADOW						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
SHRUB NODES*						
Al	700	*Amelanchier laevis*	Smooth Serviceberry	60-80 cm ht	2 gal potted	1 m O.C.
Cr	600	*Cornus racemosa*	Gray Dogwood	50 cm ht	2 gal potted	1 m O.C.
Ca	650	*Corylus americana*	American Hazel	50 cm ht	2 gal potted	1 m O.C.
Cp	600	*Crataegus punctata*	Dotted Hawthorn	50 cm ht	2 gal potted	1 m O.C.
Pv	600	*Prunus virginiana*	Chokecherry	60-80 cm ht	2 gal potted	1 m O.C.
Ra	600	*Rhus aromatica*	Fragrant Sumac	50 cm ht	2 gal potted	1 m O.C.
Rt	600	*Rhus typhina*	Staghorn Sumac	60-80 cm ht	2 gal potted	1 m O.C.
Ro	650	*Rubus odoratus*	Purple Flowering Raspberry	50 cm ht	2 gal potted	1 m O.C.
Total	5000					
URBAN EDGE LIVING FENCE BARRIER*						
As	300	*Corylus cornuta*	Beaked Hazel	50 cm ht	2 gal potted	1 m O.C.
Cr	390	*Cornus racemosa*	Gray Dogwood	50 cm ht	2 gal potted	1 m O.C.
Pp	350	*Prunus pensylvanica*	Pin Cherry	60-80 cm ht	2 gal potted	1 m O.C.
Ra	250	*Rhus aromatica*	Fragrant Sumac	50 cm ht	2 gal potted	1 m O.C.
Rb	350	*Rosa blanda*	Smooth Rose	50 cm ht	2 gal potted	1 m O.C.
Ro	350	*Rubus occidentalis*	Black Raspberry	50 cm ht	2 gal potted	1 m O.C.
Sr	200	*Sambucus racemosa ssp. pubens*	Red Elderberry	50 cm ht	2 gal potted	1 m O.C.
Total	2190					

*SHRUB NODES - TO BE SPREAD THROUGHOUT MEADOW AREA.
*URBAN EDGE LIVING FENCE BARRIER - TO BE PLANTED IN A 2M WIDE STRIP IN MEADOW AREAS ADJACENT TO DEVELOPMENT.

DENSITY TABLE

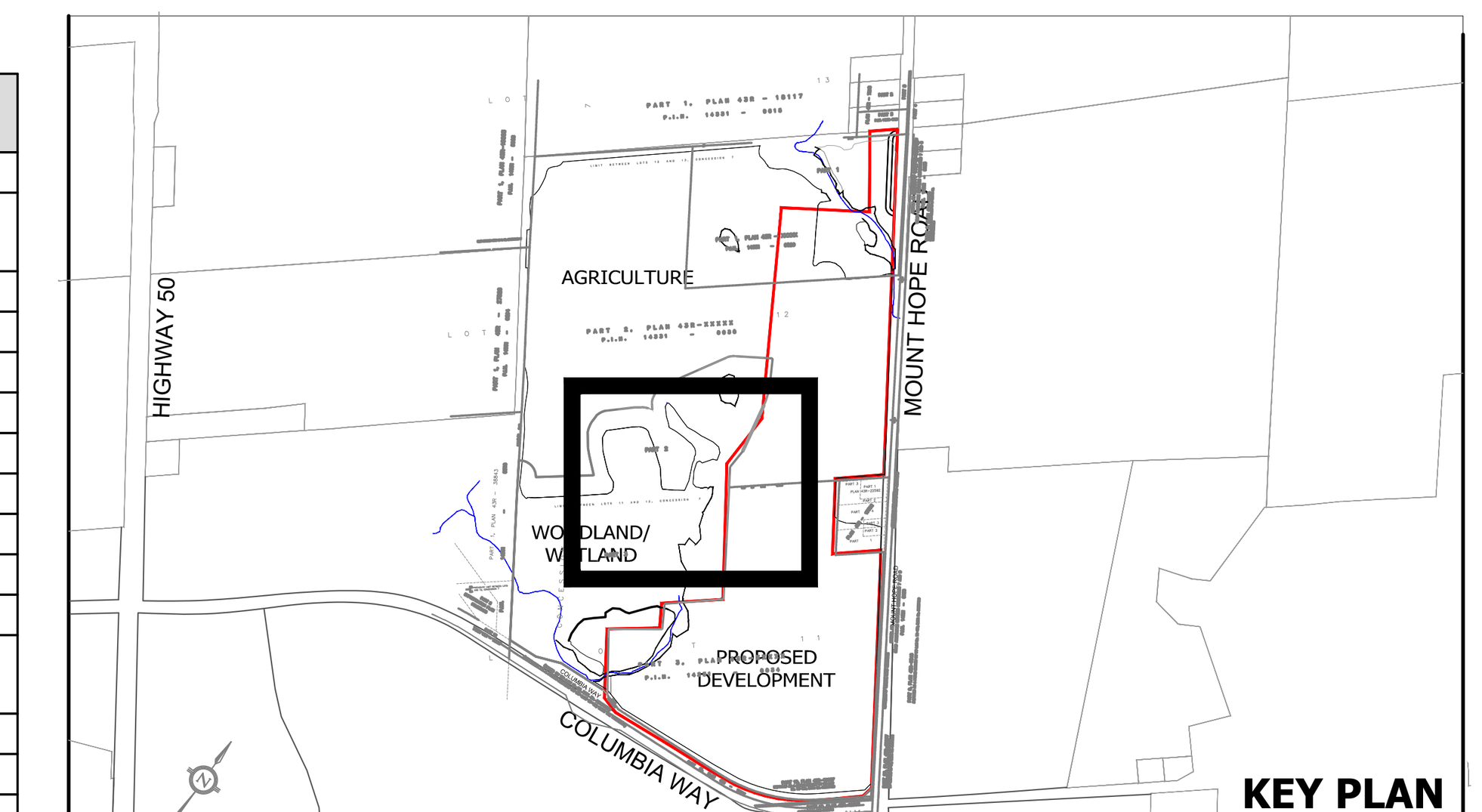
WOODY PLANTING DENSITY TABLE					
HABITAT TYPE	AREA	DENSITY GOAL	NUMBER OF SHRUBS	NUMBER OF TREES	TOTAL AREA COVERED BY WOODY PLANTINGS
CUM2 SHRUB NODES	5 HA	10% SHRUB COVER	5000	0	0.5 HA
CUM2 - URBAN EDGE LIVING FENCE BARRIER	0.73 HA	10 M STRIP BEHIND ALL PROPOSED LOTS (733 LIN M) TO BE PLANTED AT 30% SHRUB COVER	2190	0	0.23 HA

SEED MIX

ONTARIO BUTTERFLY MEADOW - (TRCA-SD-6)		
SCIENTIFIC NAME	COMMON NAME	PROPORTION OF SEED MIX(%)
Andropogon gerardii	Big Bluestem	6
Apocynum cannabinum	Indian Hemp	1
Asclepias tuberosa	Butterfly Milkweed	3
Asclepias syriaca	Common Milkweed	2
Symphyotrichum oolentangiense	Sky Blue Aster	3
Symphyotrichum ericoides	Heath Aster	3
Symphyotrichum novae-angliae	New England Aster	3
Desmodium canadensis	Showy Tick-trefoil	2
Elymus canadensis	Canada Wild Rye	5
Helenium autumnale	Marsh Sneezeweed	3
Heliopsis helianthoides	Oxeye	5
Lespedeza capitata	Roundheaded Bushclover	3
Liatris cylindracea	Dwarf Blazing Star	2
Monarda fistulosa	Wild Bergamot	6
Oenothera biennis	Evening Primrose	3
Panicum virigatum	Switch Grass	5
Penstemon digitalis	Foxglove Beardtounge	4
Penstemon hirsutus	Hairy Beardtounge	2
Potentilla arguta	Prairie cinquefoil	2
Pycnanthemum virginianum	Virginia Mountain Mint	5
Rudbeckia hirta	Black Eyed Susan	8
Schizachyrium scoparium	Little Blue Stem	6
Silphium perfoliatum	Cup Plant	1
Sisyrinchium montanum	Blue Eyed Grass	1
Solidago graminifolia	Lance Leaved Goldenrod	1
Solidago nemoralis	Grey Goldenrod	2
Sorghastrum nutans	Indian Grass	8
Verbena hastata	Blue Vervain	2
Verbena stricta	Hoary Vervain	3

NURSE CROP SEED MIX		
SCIENTIFIC NAME	COMMON NAME	PROPORTION OF SEED MIX(%)
SEEDING WINDOW: MAY 1 - SEPT 31		
Avena sativa	Oats	40
Elymus canadensis	Canada Wild Rye	15
Hordeum vulgare	Barley	45
SEEDING WINDOW: OCT 1 - NOV 30		
Triticum aestivum	Winter Wheat	100

TO BE APPLIED AT 15 kg/ha



KEY PLAN
N.T.S.

LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- EXISTING WATERCOURSES
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS + BUFFER (R-PE SURVEYING, 2024)
- STAKED WETLAND LIMITS (R-PE SURVEYING, 2024)
- LIMITS OF ELC COMMUNITYS
- 15 M BUFFER TO COMPENSATION WETLAND
- ROCK PILE HABITAT FEATURES
- PROPOSED SEEDED MEADOW 5.7 HA

No.	REVISION	DATE	BY
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1	ISSUED FOR REVIEW	2026/10/23	NC

CLIENT: UNITED HOLDINGS INC.

MUNICIPAL ADDRESS | APPLICATION #

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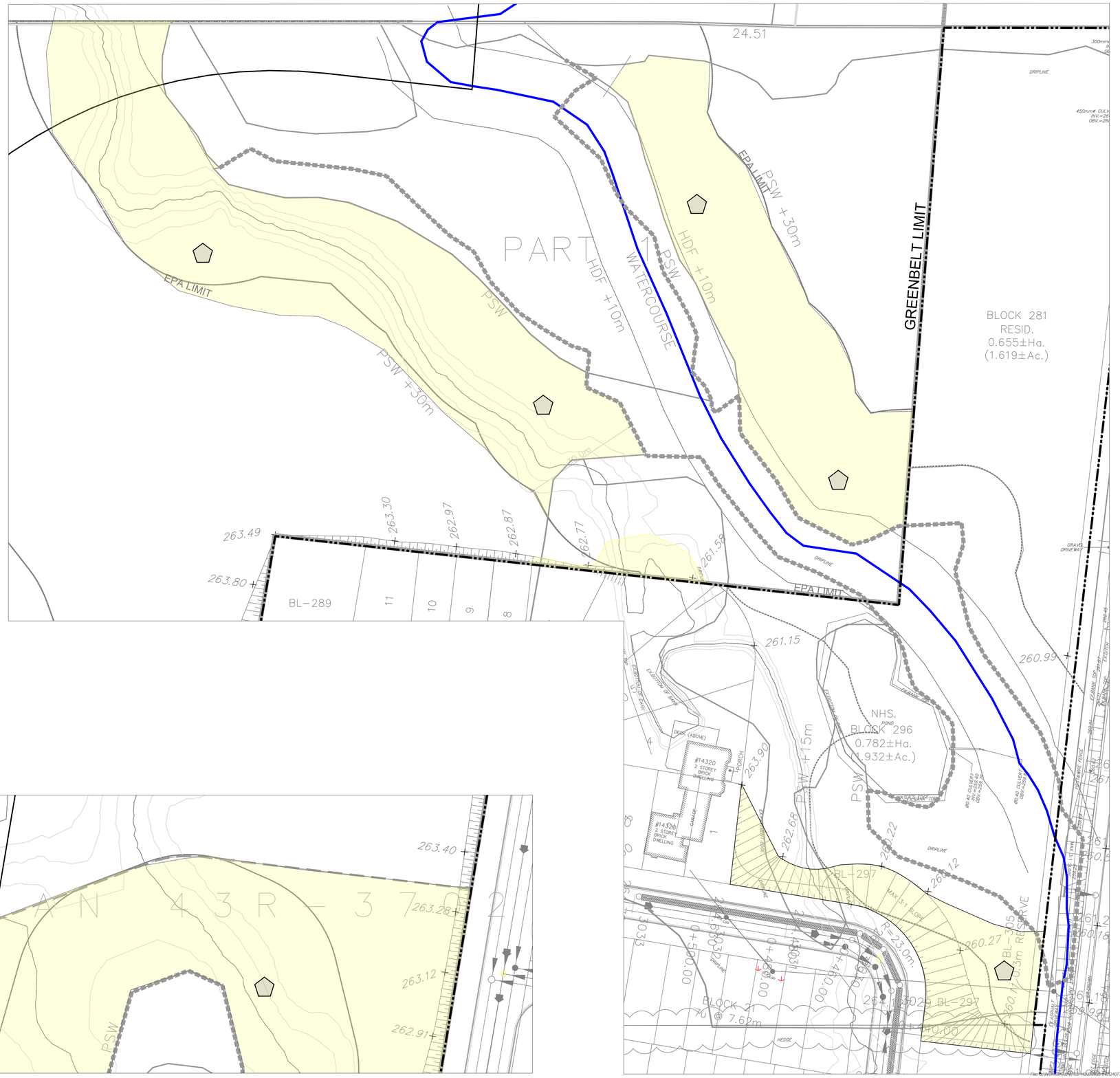
GEI Consultants Canada
650 WOODLAWN RD WEST
BLOCK C, UNIT 2
GUELPH, ONTARIO
N1K 1B8

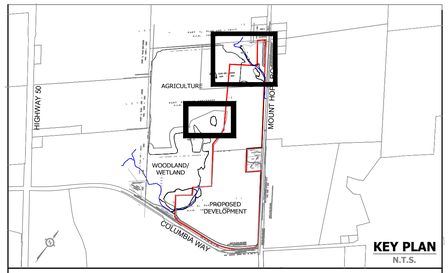
PROJECT NAME: MOUNT HOPE WEST CALEDON, ONTARIO

DRAWING TITLE: CONCEPTUAL RESTORATION DESIGN MEADOW PLANTING PLAN II

DESIGNED BY: NC/ND | CHECKED BY: ND | PROJECT No.: 2407713
DRAWN BY: NC | DATE: 23 October 2026 | DRAWING No.: R-6
SCALE: 1:500 (0 — 10 m)

File: B:\WORKING\UNITED HOLDINGS INC\2407713 MOUNT HOPE WEST LANDS BOLTON\00_CAD\DESIGN\WORKING\LANDSCAPE ARCHITECTURE\2407713 MOUNT HOPE WEST LANDS RESTORATION PLAN 2026.10.23.DWG





LEGEND

- PROPERTY LIMIT
- GREENBELT LIMIT
- EPA LIMIT
- EXISTING WATERCOURSES
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS (R-PE SURVEYING, 2024)
- STAKED DRIPLINE OF SIGNIFICANT WOODLANDS + BUFFER (R-PE SURVEYING, 2024)
- STAKED WETLAND LIMITS (R-PE SURVEYING, 2024)
- LIMITS OF ELC COMMUNITYS
- ROCK PILE HABITAT FEATURES
- PROPOSED SEEDED MEADOW 5.7 HA
  SEE R-6 FOR PLANT LIST

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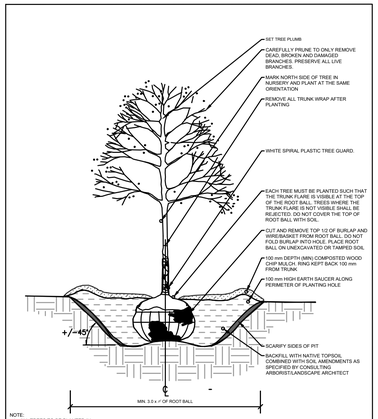
OALA SEAL:

GEI Consultants Canada
650 WOODLAWN RD WEST
BLOCK C, UNIT 2
GUELPH, ONTARIO
N1K 1B8

PROJECT NAME:
MOUNT HOPE WEST
CALEDON, ONTARIO

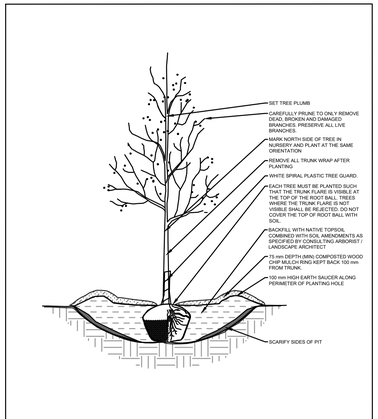
DRAWING TITLE:
CONCEPTUAL RESTORATION DESIGN
MEADOW PLANTING PLAN III

DESIGNED BY: NC/ND	CHECKED BY: ND	PROJECT No.: 2407713	
DRAWN BY: NC	DATE: 23 October 2026	DRAWING No.: R-7	
SCALE: 1:500			

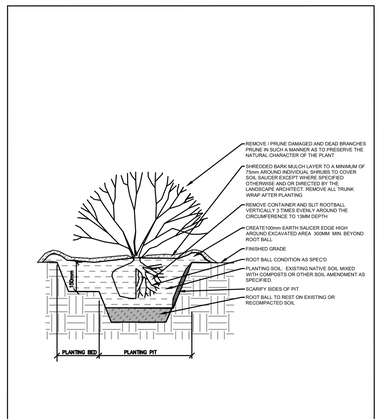


NOTE:
1. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE "TREE TECHNICAL MANUAL."

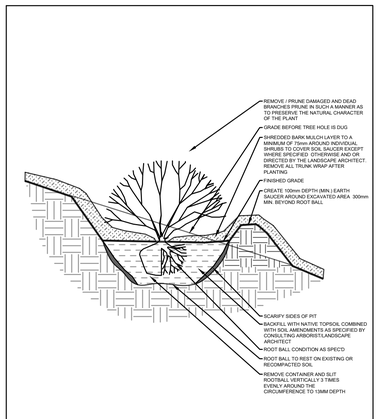
TYPICAL CALIPER SIZE TREE PLANTING DETAIL | NTS



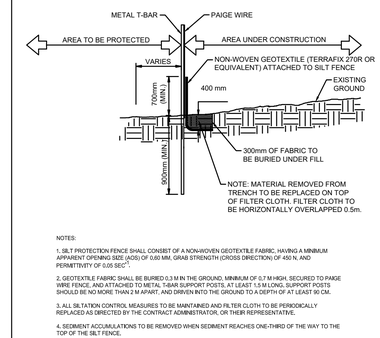
TYPICAL DECIDUOUS TREE WHIP PLANTING DETAIL (FOR SMALL TREES 100 to 250cm HIGH POTTED AND OR BURLAPPED) | NTS



TYPICAL SHRUB PLANTING DETAIL | NTS



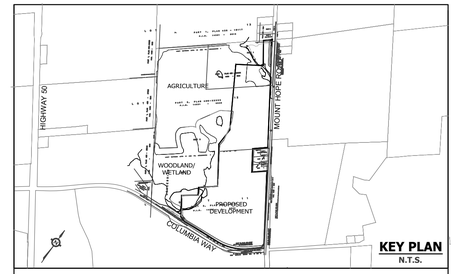
SHRUB PLANTING DETAIL ON A SLOPE | NTS



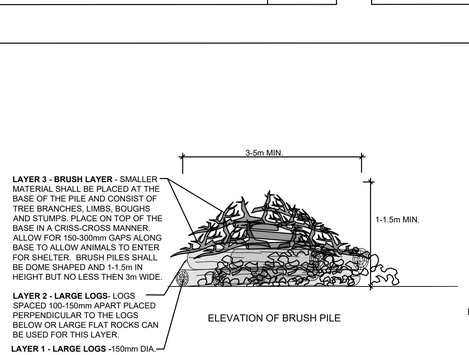
NOTES:

1. SILT PROTECTION FENCE SHALL CONSIST OF A NON-WOVEN GEOTEXTILE FABRIC, HAVING A MINIMUM APPARENT OPENING SIZE (AOS) OF 0.60 MM, GRAB STRENGTH (CROSS DIRECTION) OF 450 N, AND PERMITTIVITY OF 0.05 SEC^{-1}.
2. GEOTEXTILE FABRIC SHALL BE BURIED 0.3 M IN THE GROUND, MINIMUM OF 0.7 M HIGH, SECURED TO PAIGE WIRE FENCE, AND ATTACHED TO METAL T-BAR SUPPORT POSTS, AT LEAST 1.5 M LONG. SUPPORT POSTS SHOULD BE NO MORE THAN 2 M APART, AND DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 90 CM.
3. ALL SILTATION CONTROL MEASURES TO BE MAINTAINED AND FILTER CLOTH TO BE PERIODICALLY REPLACED AS DIRECTED BY THE CONTRACT ADMINISTRATOR, OR THEIR REPRESENTATIVE.
4. SEDIMENT ACCUMULATIONS TO BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE WAY TO THE TOP OF THE SILT FENCE.

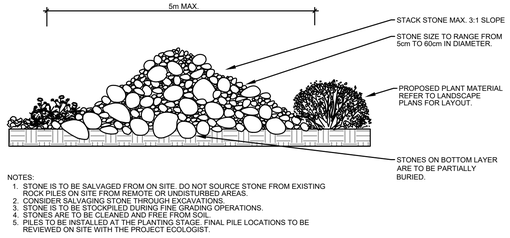
SILT FENCE DETAIL | NTS



LEGEND

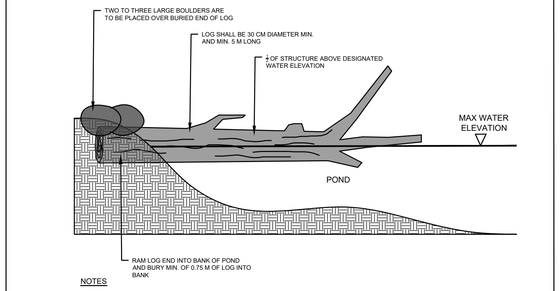


BRUSH PILE HABITAT FEATURE



NOTES:
1. STONE IS TO BE SALVAGED FROM ON SITE. DO NOT SOURCE STONE FROM EXISTING ROCK PILES ON SITE FROM REMOTE OR UNDISTURBED AREAS.
2. CONSIDER SALVAGING STONE THROUGH EXCAVATIONS.
3. STONE IS TO BE STOCKPILED DURING FINE GRADING OPERATIONS.
4. STONES ARE TO BE CLEANED AND FREE FROM SOIL.
5. PILES TO BE INSTALLED AT THE PLANTING STAGE. FINAL PILE LOCATIONS TO BE REVIEWED ON SITE WITH THE PROJECT ECOLOGIST.

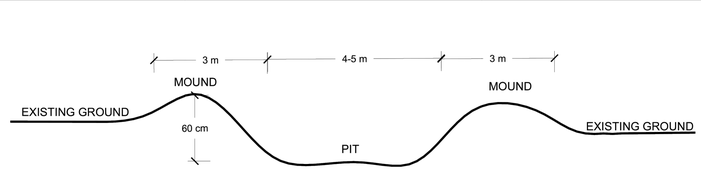
ROCK PILE HABITAT FEATURE DETAIL
N.T.S



NOTES

- NO INVASIVE TREE SPECIES ARE TO BE RE-USED AS BASKING LOGS.
- TREES REMOVED ON SITE ARE TO BE RE-USED AS BASKING LOGS IF POSSIBLE.
- LOGS ARE TO REMAIN IN PLACE. ANY LOG WHICH BECOMES DISLODGED ARE TO BE RE-INSTALLED.

BASKING LOG HABITAT FEATURE

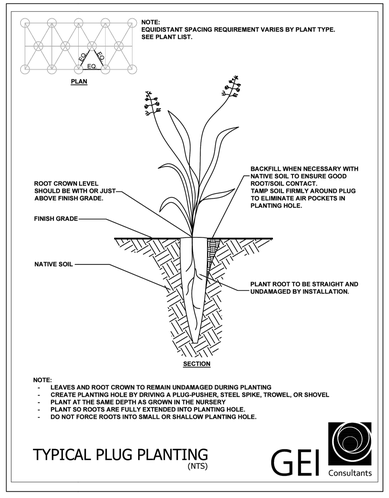


NOTES

1. MOUNDS SHALL BE DEPOSITED ENCIRCLING THE WHOLE PIT.
2. WHERE PITS AND MOUNDS ARE TO BE INSTALLED ON SLOPES THE DOWN-SLOPE MOUND SHALL BE 0.10 m TALLER THAN UP-SLOPE MOUND.
3. PIT AND MOUNDS ARE 30 cm IN HEIGHT AND DEPTH WITH SOME VARIATION.
4. A LAYER OF AT LEAST 30 cm OF TOPSOIL IS REQUIRED ON BOTTOM OF PIT.
5. EXACT DIMENSIONS AND LOCATION OF PIT AND MOUND ZONES WILL BE FIELD FIT WITH THE PROJECT ECOLOGIST AND LANDSCAPE CONTRACTOR AT TIME OF INSTALLATION.

PIT AND MOUND MICRO-TOPOGRAPHY TYPICAL
(NTS)

GEI Consultants



NOTE:
- LEAVES AND ROOT CROWN TO REMAIN UNDAMAGED DURING PLANTING
- CREATE PLANTING HOLE BY DRIVING A PLUG-PUSHER, STEEL SPIKE, TROWEL, OR SHOVEL
- PLANT AT THE SAME DEPTH AS GROWN IN THE NURSERY
- PLANT SO ROOTS ARE FULLY EXTENDED INTO PLANTING HOLE.
- DO NOT FORCE ROOTS INTO SMALL OR SHALLOW PLANTING HOLE.

TYPICAL PLUG PLANTING
(NTS)

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N1K 1B8

PROJECT NAME:
MOUNT HOPE WEST
CALEDON, ONTARIO

DRAWING TITLE:
DETAIL DRAWINGS

DESIGNED BY: NC/ND	CHECKED BY: ND	PROJECT No.: 2407713	
DRAWN BY: NC	DATE: 23 October 2026	DRAWING No.: R-8	
SCALE:			

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