



May 26, 2026

WJ Canada
250 Eglinton Avenue West, Suite 253
Toronto, ON
M4R 1A7

Via email: Robertmaclean@wjgl.com

Attention: Robert MacLean

**Re: Environmental Impact Study & Restoration Plan Addendum Letter
WJ Canada
1565 County Road 18, Lakefield, Township of Selwyn
D.M. Wills Associates Project No. 11230-01**

PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

1.0 Introduction

D.M. Wills Associates Limited (Wills) has been retained by WJ Canada (Client) to prepare an Environmental Impact Study & Restoration Plan Addendum Letter (Letter) in support of a Zoning By-law Amendment (ZBA) application for lands municipally known as 1565 County Road 18, legally described as Part Lot 21, Concession 7 in the Township of Selwyn (Township), County of Peterborough (County), hereafter referred to as the Subject Property.

The purpose of the Letter is to provide an addendum to the Environmental Impact Study (EIS) and Restoration Plan completed in 2022 and 2023, respectfully, by GHD Limited to reflect changes in the proposed use of the Subject Property and as-built structures. The Letter will consider the environmental features and mitigation measures identified in the EIS, the objectives of the Restoration Plan and will include a review of the Stormwater Management (SWM) Brief prepared by Wills in April 2026 to determine whether any additional measures are required to mitigate impacts associated with the proposed revised Site Plan and the associated change in land use.

1.1 Project Details

Based on our understanding of the project, discussions with the Client, and the Record of Pre-Consultation (PC-03-26) dated January 21, 2026, the proposed development consists of the repurposing of the Subject Property, which previously contained the RotoSpa Hot Tubs facility until it was destroyed by fire in 2021. The Subject Property has since been redeveloped with a new building, asphalt parking, and landscaped areas.



The Client is proposing to repurpose the Subject Property to accommodate a contractor's yard, including equipment storage and maintenance activities within the existing building, to be operated by WJ Canada staff (Project). Minor site alterations to the outdoor parking area are proposed to facilitate outdoor storage and the introduction of an equipment wash station. No new buildings or structures are proposed as part of the Project.

2.0 Natural Heritage Features & Fish Habitat

A review of the proposed revised Site Plan determined that the proposed footprint of the Project has not changed and does not encroach further upon the wetlands and woodlands surrounding the Project. Therefore, the mitigation measures presented in the EIS are still applicable. However, the addition of an outdoor equipment wash station within an existing impervious asphalt area may increase sediment loading when compared to existing conditions. The SWM Brief (Wills, 2026) determined that while no changes to water quantity control are anticipated, there is potential to negatively impact the quality of runoff into the adjacent woodlands and wetlands.

2.1 Water Quality

The SWM Brief (Wills, 2026) outlines that existing stormwater quantity control is consistent with MECP stormwater management guidelines and achieves 80% removal of total suspended solids through the existing Stormceptor EF-04 oil-grit separator and the enhanced grassed swale situated at the southeast corner of the Subject Property. Due to the potential increase in sediment and oil loading associated with the washing facility, it is recommended that the Stormceptor EF-04 unit be inspected on a quarterly basis, with sediment and oil removal undertaken when the 15% storage threshold is reached. Therefore, provided the Stormceptor unit is routinely maintained as outlined in the SWM Brief, no negative impacts to water quality, the surrounding natural heritage features and fish habitat is anticipated.

3.0 Restoration Plan

The Restoration Plan prepared by GHD in 2023 identifies the following objectives:

1. Restore Woodland on the Subject Property.
2. Enhance the 30 m buffer to the Snelgrove Brook Provincially Significant Wetland (PSW).
3. Reduce sediment and erosion infiltration into the PSW.
4. Increase biodiversity and native species component.

As the footprint of the revised Site Plan has not changed, the overall size of the restoration area remains largely unchanged. However, an updated restoration plan, as outlined in **Figure 1**, is recommended to better achieve the objectives of the Restoration Plan.

In addition to the details presented in **Figure 1**, it is recommended to install a gated chain-link fence along the northern boundary of the restoration area, as shown in **Figure 1**, to prevent entrance and inadvertent damage. The fence will contribute to the long-term protection of the restoration area and to prevent accidental impacts associated with the proposed change in land use.

4.0 Conclusion

Based on a review of the revised Site Plan, the SWM Brief (Wills, 2026), and the environmental features and mitigation measures identified in the original EIS (GHD, 2022) and Restoration Plan (GHD, 2023), it is our opinion that the proposed change in land use to a contractor's yard can be accommodated without significant negative impacts to the surrounding natural heritage features, provided that the Stormceptor EF-04 unit is maintained on a quarterly basis as outlined in the SWM Brief, the Restoration Plan is updated in accordance with Figure 1, and one of the recommended protective measures for the restoration area is implemented.

Respectfully submitted,



Joel Grandmont, B.Sc.
Project Biologist



Shawn Filteau, B.Sc.
Natural Science Lead

JG/SF/jh

Attachments: Figure 1 – Restoration Area



Figure 1 - Restoration Area


EIS & Restoration Plan Addendum
 1565 County Road 18, Lakefield, Township of Selwyn

MATERIAL QUANTITIES		
QTY		NAME
SEEDLINGS	WHIPS/POTTED	
28	10	Red Maple
12	10	Red Oak
27	10	Trembling Aspen
18	10	Eastern White Cedar
10	10	Downy Serviceberry
SEEDS		
~2 kg		Simcoe County Native Seed Mixture 8145
SOIL		
As Needed		Triplemix Topsoil
MULCH		
As Needed		Straw Mulch

Legend

- Seedlings
- Tree Whips
- Potential Chain-link Fencing
- Restoration Area (~820m²)
- Seed Application Area
- Existing and Proposed Impacted Areas
- Existing Woodlands
- PSW Buffer (30m)
- Wetland - Provincially Significant
- Wetland (Delineated)
- Subject Property

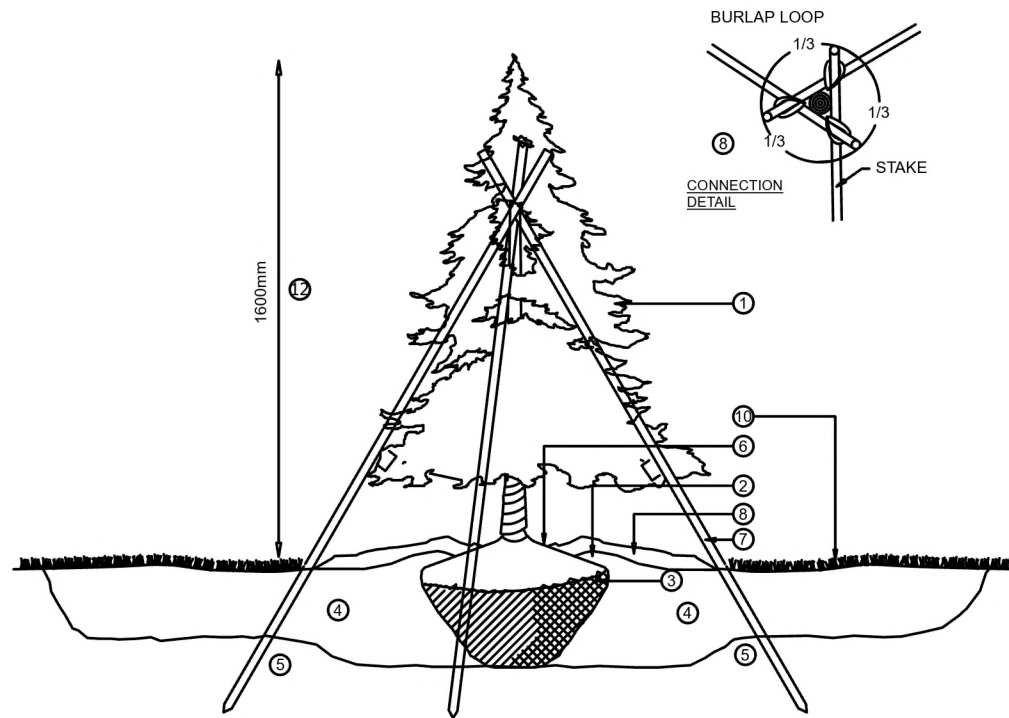
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Checked By:	sfilteau
Map Date:	2026-04-20
Project Number:	11230



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0 5 10 20 Meters
 NAD 1983 UTM Zone 17N Scale: 1:250

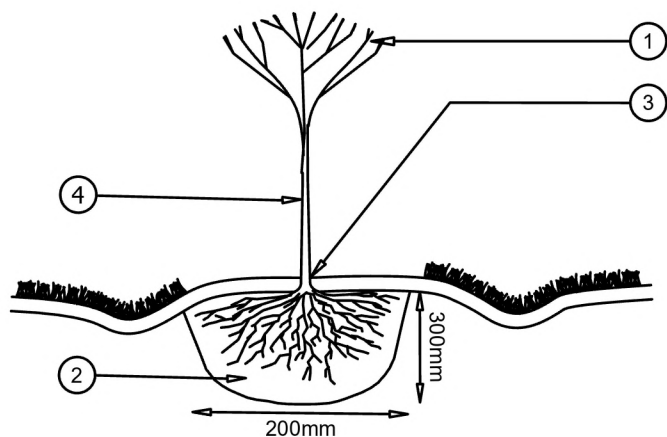
1. DETAIL - CONIFEROUS 6FT WHIPS/POTTED STOCK PLANTING



NOTES:

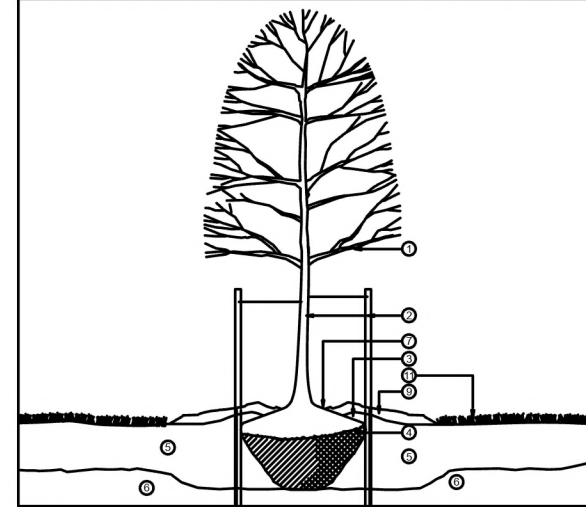
1. PRUNE BRANCHES TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND DOUBLE LEADERS. NEVER CUT A SINGLE LEADER. RETAIN NATURAL FORM OF TREE.
2. 75mm WATERING SAUCER AROUND TREE.
3. CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
4. EXCAVATED AREA: TRIPLE MIX FROM AN APPROVED SOURCE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.
5. SOIL PREPARATION AREA TO BE 5x ROOTBALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300 mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
6. IN POORLY DRAINED SOILS OR WHERE BEDROCK IS ENCOUNTERED, ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 75-100 mm ABOVE FINISHED GROUND ELEVATION.
7. STAKE IMMEDIATELY. USE 3 WOOD STAKES FOR TREES UP TO 2 m HEIGHT. STAKES TO BE DRIVEN 300 mm INTO UNDISTURBED SUBSOIL, AT AN ANGLE
8. NO LESS THAN 45° AND NO MORE THAN 60°, SPACED IN THIRDS OF A CIRCLE. USE BIODEGRADABLE MATERIAL, SUCH AS FOLDED BURLAP STAPLED TO STAKE WITH FENCE STAPLES OR ROOFING NAILS, TO TIE THE TREE TO THE STAKES. BURLAP TO TIE ALL STAKES AND TREE TRUNK IN A CONTINUOUS LOOPING. AVOID CONTACT OF STAKES WITH TREE TRUNK. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
9. 75mm THICK LAYER OF APPROVED MULCH. PROVIDE SAMPLE FOR REVIEW AND APPROVAL. KEEP MULCH 150mm FROM TRUNK.
10. WATER TREES THOROUGHLY AT PLANTING, AS REQUIRED.
11. ADJACENT SOD OR SEED.
12. ALL TREES SHALL MEASURE A MINIMUM HEIGHT OF 1600mm.

3. DETAIL - BARE ROOT SEEDLING PLANTING



1. NEVER CUT EVERGREEN LEADER. REMOVE ANY BROKEN STEMS, BRANCHES OR LARGE LEAVES ON PERENNIALS.
2. TRIPLE-MIX FROM AN APPROVED SOURCE. EXCAVATE ENTIRE PLANTING BED AS SHOWN ON PLAN. FIRM SOIL AROUND ROOTS TO REMOVE AIR POCKETS
3. ROOT COLLAR TO BE SITUATED AT GROUND LEVEL MATCHING FINISHED GRADE.
4. PLANT STEM SHALL BE PERPENDICULAR TO THE GRADE AND ROOTS SHALL BE PLANTED IN A NATURAL POSITION WITHOUT BENDING OR J-ROOTING.
5. WATER SEEDLING THOROUGHLY AT PLANTING, AS REQUIRED.
6. DEPTH TO BE AS SHOWN. WHERE BEDROCK IS ENCOUNTERED, EXCAVATE TO BEDROCK, SPREAD ROOTS LATERALLY, AND BACKFILL WITH NATIVE SOIL OR TRIPLE-MIX. MOUND 75-100 mm AS REQUIRED. SET ROOT COLLAR AT FINISHED GRADE.

2. DETAIL - DECIDUOUS 6FT WHIPS/POTTED STOCK PLANTING



1. PRUNE BRANCHES TO REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES, DOUBLE LEADERS AND NARROW ANGLE BRANCH UNIONS WHILE RETAINING NATURAL FORM OF TREE.
2. REMOVE ALL TREE TRUNK WRAP FOLLOWING PLANTING. ALL STAKES ARE TO BE WOODEN STAKES AND TIES ARE TO BE COMPOSED OF NON-FUNGICIDE TREATED BINDER TWINE OR SINGLE LAYER NON-TREATED BURLAP OR FABRIC.
3. 75mm WATERING SAUCER AROUND TREE.
4. CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
5. TRIPLE-MIX FROM AN APPROVED SOURCE. EXCAVATE ENTIRE PLANTING BED AS SHOWN ON PLAN. FIRM SOIL AROUND ROOTS TO REMOVE AIR POCKETS
6. SOIL PREPARATION AREA TO BE 5x ROOTBALL DIAMETER SCARIFY SOIL PREPERATION AREA TO A DEPTH OF 300mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
7. IN POORLY DRAINED SOILS OR WHERE BEDROCK IS ENCOUNTERED, ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 75-100 mm ABOVE FINISHED GROUND ELEVATION.
8. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
9. 75mm THICK LAYER OF APPROVED MULCH. PROVIDE SAMPLE FOR REVIEW AND APPROVAL. KEEP MULCH 150mm FROM TRUNK.
10. ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING, AS REQUIRED.
11. ADJACENT SOD OR SEED.

GENERAL NOTES

PLANT APPROVAL

- IF ANY OF THE IDENTIFIED VEGETATION CANNOT BE SOURCED, A REPLACEMENT TREE OR SHRUB SPECIES MAY BE CHOSEN FOLLOWING APPROVAL BY A QUALIFIED BIOLOGIST.
- IF THE RECOMMENDED SEED MIX CANNOT BE SOURCED, AN ALTERNATIVE SEED MIX CONSISTING OF NATIVE SPECIES MAY BE CHOSEN
- PLANT MATERIAL SHALL BE FREE OF ANY INTRODUCED OR INVASIVE SPECIES.
- PLANT MATERIAL SHALL BE PACKED IN AN APPROVED MANNER TO ENSURE ARRIVAL AT THE SITE IN GOOD CONDITION.
- PLANT MATERIAL SHALL REMAIN MOIST AND COOL; AND,
- PLANT MATERIAL SHALL SHOW NO EVIDENCE OF INJURY, MOLDING, ROTTING OR DRYING, DIRECTLY PRIOR TO PLANTING.

TRANSPORTATION, DELIVERY AND TEMPORARY STORAGE

TRANSPLANTING OF PLANT MATERIALS SHALL OCCUR ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE PLANTS SHALL BE TEMPORARILY STORED IN A WELL-VENTILATED, COOL STORAGE LOCATION AND ADEQUATELY PROTECTED AGAINST DRYING. REGARDLESS, THE STORAGE PERIOD SHALL NOT EXCEED 48 HOURS FOR ANY PLANT MATERIALS. THE FIELD CREW SHALL REPLACE ANY PREVIOUSLY ACCEPTED PLANT MATERIAL THAT HAS BEEN DAMAGED DURING STORAGE.

TREE PLANTING

- WHIPS/POTTED STOCK AND SEEDLINGS SHOULD BE PLANTED 2.0m APART.
- WHIPS/POTTED STOCK WITH WELL DEVELOPED ROOTS AND BARE-ROOT SEEDLINGS ARE RECOMMENDED FOR PLANTING WITHIN THE RESTORATION AREA.
- AN ORGANIC MULCH LAYER (~ 75mm THICK) SHOULD BE APPLIED TO EACH WHIPS/POTTED STOCK, KEEP MULCH 150mm FROM STEM.

SEEDING

- HAND SPREAD NATIVE UPLAND SEED MIX AT A RATE OF ~1kg PER 360m².
- A 40mm THICK LAYER OF TOPSOIL SHOULD BE APPLIED TO THE SEED APPLICATION AREA TO PROMOTE SEED ESTABLISHMENT.

TIMING, MONITORING AND WATERING

- THE LAYER OF TOPSOIL SHALL BE APPLIED TO THE SEED APPLICATION AREA BEFORE ANY TREES, SEEDLINGS AND SEEDS ARE PLANTED.
- PLANTING AND SEEDING SHOULD OCCUR EITHER IN EARLY SPRING, JUST AFTER THE GROUND HAS THAWED, OR IN AUTUMN AFTER DECIDUOUS PLANTS HAVE SHED THEIR LEAVES. TO FURTHER INCREASE THE PROBABILITY OF SUCCESSFUL ESTABLISHMENT OF PLANTED SPECIES, THE CONDITIONS OUTLINED BELOW SHOULD BE IMPLEMENTED:
- FRESHLY PLANTED TREES AND SEEDLINGS SHALL NOT BE DISTURBED BY SUBSEQUENT ACTIVITIES THAT WOULD CAUSE UPROOTING, DISPLACEMENT OR INJURY.
- WATERING OF NEWLY PLANTED WHIP/POTTED STOCK TREES SHOULD OCCUR AT THE FOLLOWING INTERVALS:
 - > 1 - 2 WEEKS AFTER PLANTING – WATER EVERY 2 - 3 DAYS.
 - > 3 - 12 WEEKS AFTER PLANTING – WATER WEEKLY UNTIL ROOTS ARE ESTABLISHED.
- IF PLANTINGS OCCUR IN AUTUMN, FROST MAY BE ENCOUNTERED DURING THE WATERING SCHEDULE OUTLINED ABOVE.
 - > FOLLOW THE WATERING SCHEDULE OUTLINED ABOVE UNTIL A FROST OCCURS.
 - > WHEN FROST IS ENCOUNTERED, REDUCE WATERINGS TO EVERY OTHER WEEK. CONTINUE WATERING PLANTINGS AT THE SAME RATE UNTIL THE GROUND FREEZES.
 - > RESUME WEEKLY WATERINGS FOLLOWING SPRING THAW UNTIL ROOTS ARE ESTABLISHED.
- TREES AND SEEDLINGS SHOULD BE MONITORED FOR TWO YEARS FOLLOWING THEIR PLANTING, AND ANY DECEASED PLANTS ARE TO BE REPLANTED/REPLACED OVER THIS PERIOD.

MATERIAL QUANTITIES


QTY		NAME
SEEDLINGS	WHIPS/POTTED	
28	10	Red Maple
12	10	Red Oak
27	10	Trembling Aspen
18	10	Eastern White Cedar
10	10	Downy Serviceberry
SEEDS		
~2 kg		Simcoe County Native Seed Mixture 8145
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As Needed		Triplemix Topsoil
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As Needed		Straw Mulch

Figure 1 - Restoration Area

EIS & Restoration Plan Addendum

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