

February 17, 2026
Our Ref: 25-034

Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

**Attention: Ms. Karen Reis, B.E.S.
Environmental Planner
Planning and Development**

Dear Karen:

**Re: 3043 Sixth Line
Rezoning Application
Environmental Implementation Report Conformity Letter**

Please accept this letter confirming that SITEPLANTECH and Terrastory Environmental Consulting Inc. have received a copy of, and reviewed, the Lower West Morrison Creek Environmental Implementation Report ("EIR") authored by Urbantech Consulting (and others) in September 2016. The Subject Property is situated in the North Oakville East Secondary Plan area, north of Dundas Street and east of Sixth Line, within the Lower West Morrison Creek subcatchment.

We offer below a summary of the relevant details applicable to the subject application and how these were addressed in the submitted documentation and/or herein.

BACKGROUND

The proposed development represents a medium density building that has been designed to integrate with the surrounding built form and the natural landscape. It consists of a 12-storey residential use building fronting on Sixth Line, complete with a 2-level below grade parking for 114 vehicles and surface parking for 14 vehicles. A loading area will be provided at grade and will be accessed from Sixth Line. In total, the proposed development will yield 165 residential units.

The proposed development proceeded through pre-consultation in March 2025 with the Town and relevant agencies, resulting in circulation of a submission checklist and preliminary comments. Through pre-consultation, the Town requested submission of a supporting EIR Addendum. Members of the project team further engaged with Town planning staff via a virtual meeting on 23 January 2026; at that time, Town planning staff confirmed that an EIR Addendum was no longer required. In lieu of an EIR Addendum, Town planning staff requested a brief conformity statement indicating how the proposed development conformed to relevant recommendations, criteria, and standards contained in the original EIR. Confirmation that an EIR Addendum was no longer required was provided by the Town's Environmental Planner (K. Reis) via email following the virtual meeting on 23 January 2026.

SITEPLANTECH INC.

YOUR URBAN REDEVELOPMENT SOURCE

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 **TERRASTORY**
environmental consulting inc.



The purpose of this letter is to demonstrate how the proposed civil, stormwater, and natural heritage components of the subject application align with the original EIR.

CIVIL AND STORMWATER MANAGEMENT CRITERIA

Table 1 below provides a comparison of the EIR criteria and design requirements as they pertain to civil and stormwater management components, along with confirmation that the relevant standards have been met. Greater details related to the proposed civil and stormwater management framework are contained in the accompanying Servicing and Stormwater Management Report (SITEPLANTECH) prepared under a separate cover.

Table 1. Stormwater Management and Related Criteria from the Lower West Morrison Creek EIR.

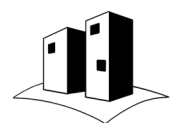
EIR Criteria	EIR Design Requirement	Servicing and Stormwater Management Report Reference	Criteria Met by the Subject Application
SWM	Minor/major flow to SWM Pond 22	Section 3.4 – Quantity Control	Yes
Volume control	SWM Pond 22 design for 25mm	Section 3.6 – No lot level control needed	N/A
Grading	Direct overland flow to Sixth Line	Section 6.0 & Plan 401	Yes
Wastewater	Site serviced through Timsin subdivision	Section 5.0 & Plan 101	Yes
Water	Connect to local system at Sixth Line	Section 4.0 & Plan 101	Yes
Construction Practices	Best practices	Section 7.0 & Plan 601	Yes

NATURAL HERITAGE CRITERIA

The original EIR has also been reviewed from a natural heritage perspective.

The EIR covered Subject Lands totalling 37.5 ha in area. The Natural Heritage System (NHS) comprises three components identified under OPA 272 and the North Oakville Creeks Subwatershed Study (NOCSS): (1) a Linkage Preserve Area (LPA) extending along the West Morrison Creek corridor at 100 m width; (2) a Medium Constraint Stream Corridor (Blue Stream) being West Morrison Creek; and (3) a hydrologic feature (Hydrologic Feature A) located on West Morrison Creek. No High Constraint Stream Corridors (Red Streams) or Core Preserve Areas are located on the Subject Lands.

EIR key outcomes from a natural heritage perspective are described as follows:



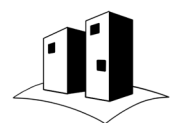
- No fish were sampled in West Morrison Creek during the NOCSS field investigations. All Lower West Morrison Creek stream reaches were categorized as having marginal fish habitat with limited use;
- Lower West Morrison Creek was not considered to be occupied or contributing habitat for Redside Dace;
- The existing channel (Reach MOC-W1) was assessed as “in transition” (RGA scores of 0.36–0.43) and in “fair” ecological health (RSAT scores of 19–20), with aggradation as the dominant mode of adjustment and sediment deposition being the primary limiting factor;
- The EIR/FSS proposed realigning West Morrison Creek (Reach MOC-W1) using natural channel design principles. The proposed corridor was 70–98 m wide (average ~75 m) and ~650 m long, with a meander belt width of 30 m and a 7.5 m Conservation Halton access allowance on each side (i.e., 15 m total).
- Road crossings at Sixth Line and Wheat Boom Drive (Sixteen Mile Drive) were designed as open-bottom CON-SPAN structures with 7.32 m × 1.50 m openings, providing a minimum 0.4 m width of dry passage shelf for terrestrial fauna. The Openness Index for the proposed crossings (0.26–0.39) was within the literature-recommended range for small-to-medium mammals and amphibians.
- The EIR/FSS established monitoring obligations covering: (1) erosion and sediment control during construction, and (2) SWM block facility monitoring for design conformance, hydraulic performance, erosion, and vegetation.

A Terrastory Ecologist (C. Wegenschimmel) conducted a site visit to the Subject Property on 21 January 2026 to confirm existing site conditions. The Subject Property primarily contains scattered trees including Black Walnut (*Juglans nigra*), Norway Spruce (*Picea abies*), Eastern Red Cedar (*Juniperus virginiana*), and Manitoba Maple (*Acer negundo*) surrounding existing buildings. Much of the Subject Property consists of manicured grass, with some minor naturalizing areas. Beyond the Subject Property to the east, the lands slope eastward towards the Lower West Morrison Creek valleyland.

No species at risk were documented during Terrastory’s site visit or are indicated for the lands in the EIR. Notwithstanding this, the on-site buildings have some potential to support roosting bats (i.e., given noticeable entry points on exterior surfaces) and nesting birds. On this basis, Terrastory recommends the completion of a formal bat roosting habitat assessment within the buildings (proposed for removal), which may require two (2) exit surveys in June 2026 to confirm the presence or absence of roosting bats. In addition, and regardless of the outcome of any exit surveys, Terrastory recommends that all building and vegetation removals occur outside of the roosting season for bats and nesting season for most bird species in southern Ontario (i.e., all removals to occur from December 1st to March 31st).

CONCLUSIONS

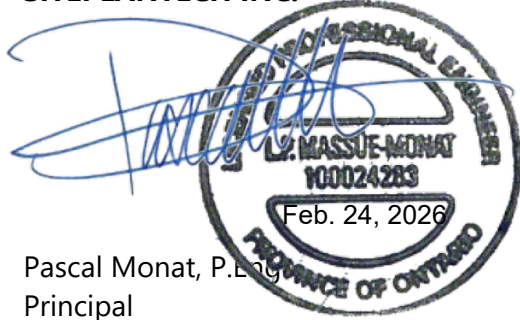
Based on the above, it is our opinion that the submitted application is in conformance with the original EIR.



Please feel free to contact the undersigned should you require additional information.

Kind regards,

SITEPLANTECH INC.



Pascal Monat, P.Eng.
Principal

TERRASTORY ENVIRONMENTAL

Tristan Knight, M.E.S., M.Sc., I.S.A., C.E.R.P.
Senior Ecologist / Arborist

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