
APPENDIX A

Environmental Effects Mitigation and Monitoring Plan

Appendix A: Environmental Effects Mitigation and Monitoring Plan

Potential Effect	Affected Feature(s) or Environmental Component	Likelihood	Magnitude	Performance Objective	Mitigation Measures	Monitoring ¹		Contingency Measures
						Monitoring Location	Frequency and Duration	
CONSTRUCTION PHASE								
Cultural Heritage and Archaeological Resources								
Disruption or destruction of cultural or archaeological materials.	Cultural heritage resources.	Low	Low	N/A	No impacts are anticipated on built cultural resources or cultural heritage landscapes as a result of the Project, therefore no mitigation measures are required. Mitigation for archaeological resources will be implemented as outlined by the Stage 3 and Stage 4 Assessment, in accordance with the Ministry of Tourism, Culture and Sport's 2011 Standards and Guidelines.	N/A	N/A	Should a previously undocumented cultural heritage or archaeological resource be discovered, alteration of the site will immediately cease, and additional fieldwork will be undertaken by a heritage professional or licensed archaeologist in accordance with Section 48(1) of the <i>Ontario Heritage Act</i> . Should human remains be found, the police or regional coroner's office, the Registrar of Cemeteries and any applicable Aboriginal Communities will be contacted in accordance with the <i>Cemeteries Act</i> .
	Archaeological resources.	Low	Low	Minimize impacts to archaeological resources				

¹ Please refer to the *Natural Heritage Assessment Environmental Impact Study* for additional monitoring information for natural features and to the *Water Bodies Report* for additional monitoring information for water bodies

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Natural Heritage Features								
<p>Site Preparation and Construction</p> <p><u>Direct/ Physical Impact</u></p> <p>No direct physical impacts to the species or the habitat anticipated as no activities are proposed within habitat area.</p> <p>Potential for increased erosion and sedimentation in habitat impeding growth of plant species.</p> <p>Potential for accidental disturbance to habitat from machinery in operation during construction phase.</p> <p><u>Indirect/Disturbance Effects</u></p> <p>Increased surface runoff from exposed soils.</p> <p>Loss of species.</p> <p>Increased vulnerability of the Project Location to invasion by non-native species.</p> <p>Potential for loss of vegetation due to the deposition of dust and/or overland mobilization of soil from site construction.</p> <p>Potential for soil compaction and root damage from</p>	<p>Significant Climbing Prairie Rose Habitat</p> <p>Significant Giant Ironweed Habitat</p> <p>Windsor Airport Swamps</p> <p>Airport Woodlands (Environmentally Significant Area #39)</p> <p>Incidental Wildlife Occurrences</p>	<p>Low likelihood for direct/physical impacts.</p> <p>Moderate likelihood for indirect/disturbance effects to significant Climbing Prairie Rose and Giant Ironweed habitats.</p> <p>Low likelihood for indirect/disturbance effects to wetlands and woodlands after implementation of mitigation measures.</p>	<p>Low</p>	<p>Maintain overall site drainage patterns</p> <p>Minimize soil exposure and erosion to adjacent lands</p> <p>Maintain vegetation within significant habitats</p>	<ul style="list-style-type: none"> Following delineation of the construction area, rare plants that fall within 10 m of an area of disturbance will be identified with markings by a qualified professional to notify staff working in the area of the occurrence. Develop and implement an erosion and sediment control (ESC) plan prior to site preparation activities. Erosion and sediment control measures (i.e. silt fence) installed for construction purposes will delineate the extent of the fauna habitat from the active construction area. ESC structure should be monitored regularly to ensure that they are fully functional and any issues identified are resolved in a timely fashion. Minimize removal/disturbance of vegetation along roadside ditches. Note, use of Pilette Road by the project is for access purposes only to the Project Location. As Pilette Road is not part of the Project Location, no works related to the Project would be permitted. Maximize the distance of all construction equipment used from significant features; operate machinery in the Project Location areas only. Develop and implement a stormwater management plan which maintains pre-construction surface water flows to adjacent lands (quantity, quality, infiltrations, conveyance patterns and seasonality of water flow). 	<p>Around the perimeter of the Project Location where ESC measures are implemented.</p>	<p>Monitor ESC measures regularly during construction.</p> <p>Post-construction ESC monitoring to occur regularly or after rain events 10 millimetres or greater until vegetation is re-established.</p> <p>Project Location to be monitored regularly to ensure re-vegetation post-construction.</p>	<p>Repair deficiencies in ESC structures as soon as possible upon notification of breach in ESC structure and buffer fencing.</p> <p>If Project Location does not re-vegetate, efforts to facilitate stabilization of soils will be made through seeding or other measures.</p>

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<p>construction machinery.</p> <p>Potential for changes in surface water quality.</p> <p>Disruption of underground roots within habitat and along edges of significant habitat during installation of perimeter fence.</p> <p><u>Incidental</u></p> <p>Mortality to wildlife species from project activities.</p> <p>Obstacle to wildlife movement after construction of the fence.</p>					<ul style="list-style-type: none"> • All construction equipment used for the Project should enter the site clean and free of debris. Construction equipment will be visually inspected prior to first entry into the active construction area for evidence of plant material. If the construction equipment leaves the airport property during the construction phase, it is to be re-inspected prior to resuming work within the active construction area. • Design roads to promote infiltration (e.g. use of gravel materials). • Re-vegetate cleared lands with native grassland species and/or ensure the project location naturally re-vegetates. • If dewatering of cable trenches is necessary, direct all discharged water away from significant wildlife habitat. • Spill containment structures will be constructed at the substation transformer. • Contingency measures, including a spill response plan will be developed and implemented as required. • Use Best Management Practices to prevent impacts to wildlife within the area. • Incidental habitat for wildlife that may occur along the drains will not be disturbed as there will be a 30 m setback from the drains to the perimeter fence and any construction activities. This will serve to preserve natural dispersal routes in the general area of the Project. • Erosion and sediment control measures (i.e., silt fence) will be installed along the drains and 			

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					around the Project Location boundary to deter wildlife (specifically Snapping Turtles, but also other wildlife) from entering the construction site during construction and decommissioning. <ul style="list-style-type: none"> Minimize impacts to any breeding birds (April 1 to August 31) by clearing naturalized vegetation outside of the breeding bird season. Should any clearing be required during the breeding bird season, nest searches conducted by a qualified person must be completed 48 hours prior to clearing activities. If nests are found, works within an appropriate determined buffer (dependent on species) will cease until nest has fledged. If no nests are present, clearing can occur. This is in accordance with the federal <i>Migratory Bird Convention Act</i>. The construction workforce will be educated on local wildlife that may be encountered on the Project Location and will be instructed to take measures for avoiding wildlife. A protocol will be provided to contractors to follow in the event wildlife is encountered. This protocol will include specific measures for dealing with turtles, breeding birds and other wildlife. Any wildlife located within the Project Location will be re-located to an area outside the Project Location (and into an area of appropriate habitat) as necessary. 			
Water Bodies								
Vegetation clearing and grading may increase surface runoff and soil mobilization	Lappan Drain	Low	Low.	Minimization of surface runoff and soil mobilization to receiving	An erosion and sediment control plan will be developed for the site. This plan will include standard erosion and sediment control measures	At areas where ESC controls are	Check to occur regularly and/or after rain events greater	All breaches to ESC controls will be repaired within 24 hours of

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may impact receiving water bodies.	McGill Drain			water bodies.	such as silt fencing, erosion control blankets and/or hay bales, etc. Appropriate ESC measures are implemented prior to and during construction. ESC controls are maintained during the construction phase. Minimize changes in land contours and maintain natural off-site drainage patterns where possible; Develop grading and water flow management plans to emulate pre-construction conditions. Operate machinery in the areas designated for construction only. Vegetation to be planted adjacent to the water body will be maintained as natural buffers.	constructed.	than 10 millimetres until vegetative cover is established.	notification. If during the routine checks it is determined that ESC controls are not sufficient, all work will stop until appropriate ESC controls can be established.
Temporary water takings during installation of underground project components may affect local hydrological regime (groundwater). Overland dispersal of water during dewatering may increase surface runoff.	Lappan Drain McGill Drain	Low. It is not expected that dewatering will be required.	Low. ESC measures will mitigate excess overland runoff from temporary water taking activities. No permanent impacts to the water table are anticipated. Water takings to be <50,000 L/day.	Minimization of impacts to hydrological regime. Maintain surface runoff volume.	Control the rate and timing of water pumping. Pump water onto vegetated surfaces if possible or into a temporary retention basin. If possible, restrict groundwater taking to low flow time periods and to less than 50,000 litres per day. Implement ESC measures and monitor/report as indicated above. Any temporary water taking activities required during installation of project components will be controlled to ensure pumped water re-infiltrates the ground without causing increased run-off.	Where installation requires temporary water takings.	Once during construction/ during installation of project components.	If temporary water takings cause increased soil mobilization or surface run-off in areas of exposed soil, dewatering activities will be stopped until a solution can be implemented. If water taking needs to exceed 50,000 L/day, the MOECC will be consulted.

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<p>Installation of underground cable under water bodies by directional drilling may cause:</p> <ul style="list-style-type: none"> ▪ Potential for drilling mud to escape into water bodies as a result of a spill, tunnel collapse or rupture of mud to the surface (i.e., frac-out). ▪ Disturbance of riparian vegetation. ▪ Potential for increased sedimentation and erosion of water bodies. ▪ Potential for loss of aquatic habitat and/or species; drilling mud may impact water quality and/or fish habitat. 	<p>Lappan Drain McGill Drain</p>	Low	Low	No persistent negative effects to fish or fish habitat.	<p>Adherence to DFO's Ontario Operational Statement for High-Pressure Directional Drilling, including incorporation of the <i>Measures to Protect Fish and Fish Habitat when High-Pressure Directional Drilling</i> as outlined in the Operational Statement.</p> <p>Adherence to appropriate fisheries timing windows, as provided by ERCA/DFO.</p> <p>A geotechnical assessment will be conducted to reduce the risk of frac-out by proper assessment practices and drill planning and execution.</p> <p>Careful monitoring of the drilling and preparation of appropriate emergency frac-out response and contingency plans, and equipment.</p> <p>Riparian vegetation to be removed only where necessary for drilling operations.</p>	At entrance/exit pits and downstream of where drilling path occurs below water bodies.	Throughout drilling activities.	<p>Prepare and implement appropriate emergency frac-out response and contingency plans, as well as equipment.</p> <p>Notification of MOECC (Spills Action Centre) and ERCA in the event of a frac-out.</p>
<p>Storage and use of construction materials and equipment may introduce soil run-off or other substances into receiving water bodies.</p>	<p>Lappan Drain McGill Drain</p>	Low	Low.	Prevent soil run-off into adjacent water bodies.	<p>Construction equipment and materials will be primarily stored in the construction laydown areas. No equipment or materials will be stored within 30 metres of a water body.</p> <p>Operate machinery in the areas designated for construction only.</p> <p>Efforts will be made to avoid tracking soil from the Project Location onto municipal roads.</p> <p>Vegetation to be planted adjacent to the water body will be maintained as natural buffers.</p>	Municipal roads and the construction laydown area.	During the construction phase.	<p>If soil is mobilized onto municipal roads by equipment, road sweeping efforts will move soil away from water bodies.</p>

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Air, Odour and Dust								
Deposition of dust on adjacent lands.	Neighbouring land uses.	Low	Low	Minimize dust and odour resulting from construction activities.	Vehicle idling will be limited where possible. Equipment will be maintained in good working order. Vehicular traffic will be minimized in areas of exposed soils and high traffic areas will be stabilized with fresh gravel. Gravel roads will be watered down during construction as needed to reduce dust. Construction activities causing increased odour or dust will be carried out in accordance with all applicable regulations and standards.	N/A	N/A	N/A
Odour nuisance.	Neighbouring landowners.							
Noise								
Increased noise disturbance due to construction activities such as compacting and grading, and driving of foundation piles for solar panel supports.	Neighbouring landowners	Moderate	Low	Minimization of noise resulting from construction.	Vehicle idling will be limited, where possible. Noise levels within the City of Windsor are governed by Bylaw 6716. Construction activities resulting in noise emissions will typically take place during normal business hours. Should work need to be conducted on weekends, this work will be done in accordance with local regulations and policies to minimize disturbance to the surrounding community. All equipment will be maintained in good working order, with muffler devices, where appropriate. Any noise complaints will be investigated as	N/A	N/A	Documentation of any complaints as outlined in the <i>Design and Operations Report</i> (Section 8.3.2) and follow up as required.

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					discussed in the Communications Plan (see the <i>Design and Operations Report</i>). Construction activities causing noise will be carried out in accordance with all applicable regulations and standards.			
Land Use and Resources								
Removal of land from agricultural production.	Land use at the Project Location.	High	Moderate	N/A	N/A	N/A	N/A	Lands could be restored to their pre-construction condition, or a similar state at the time of decommissioning and adjacent lands will most likely continue to be farmed.
Visual impact.	Neighbouring landowners. Approaching air traffic	Low	Low	N/A	Significant setbacks from all neighbouring landowners have been applied. Panels will have geometric configuration relative to the sunlight path and anti-reflective coatings to mitigate glare conditions.	N/A	N/A	N/A
Provincial and Local Infrastructure								
Periodic traffic disruption.	Division Road, Jefferson Boulevard, Lauzon Parkway, Pillette Road	Moderate	Low	Limit traffic flow disruption.	A Traffic Management Plan will be prepared during detailed design in consultation with the City.	N/A	N/A	N/A
Disruption to Airport operations.	Airport infrastructure	Low	Low	N/A	Construction activities will take place in accordance with any requirements from YQG and NAV	N/A	N/A	N/A

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					CANADA.			
Damage to local roads.	Division Road, Jefferson Boulevard, Lauzon Parkway, Pillette Road	Moderate	Low	N/A	Roads will be returned to or maintained at pre-construction condition.	N/A	N/A	N/A
Temporary power outages to local customers during commissioning of the facility.	Neighbouring landowners and local community.	Low	Low	N/A	Any mitigation measures to minimize outages will be undertaken by Hydro One.	N/A	N/A	N/A
Public Health and Safety								
Noise, vibration and equipment emissions.	Neighbouring landowners and other members of the community.	Low	Low	N/A	The Project will comply with the <i>Occupational Health and Safety Act</i> regulation requirements during the construction phase. All equipment will be operated by licensed contractors.	N/A	N/A	N/A
Injury or death to construction workers or members of the public due to accidents related to construction equipment or traffic.	Construction workers. Neighbouring landowners and other members of the community.	Low	High	No injuries or deaths	All construction activities will be conducted by licensed contractors in accordance with required standards and codes. All activities will abide by local laws and regulations. The contractor will create a site-specific health and safety plan. The contractor will also provide job safety assessment information prior to construction start up.	N/A	N/A	Implementation of a site-specific health and safety plan Emergency Response and Communications Plans.
Fires (electrical, wildfire, etc.) at the Project Location during construction.	Construction workers. Neighbouring landowners and other members of	Low Low	Moderate Low	Minimize fire potential at Project Location.	All equipment will be maintained in good working order. The Project Location will be under surveillance during construction and a fence with locked gates will be installed to ensure public safety. Restricted	N/A	N/A	Implementation of Emergency Response and Communications Plans.

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	the community. Municipal firefighters.	Low	Moderate		<p>areas will also be flagged, as appropriate.</p> <p>The Project will have a fire prevention and response plan.</p> <p>Windsor Solar LP will work with the YQG and local fire department to develop a fire prevention plan for the Project Location that includes the construction phase. This plan will be outlined in the Emergency Response and Communications Plans. (See the Design and Operations Report).</p> <p><i>An Emergency Response and Communications Plan</i> will be prepared in the event of an emergency on the site and will provide key contact information for relevant responders, regulators, landowners and other stakeholders.</p>			

Areas Protected Under Provincial Plans and Policies

No potential negative effects are anticipated to the Greenbelt Protected Countryside, Greenbelt Natural Heritage System, Oak Ridges Moraine and/or Lake Simcoe Watershed.

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OPERATIONS PHASE								
Natural Heritage Features								
In addition to the effect listed below, unanticipated <u>major</u> maintenance activities have the potential to cause negative environmental effects as described for the construction phase of the Project and the same mitigation and monitoring activities would apply.								
Leakage/Spill of Transformer Oil	Significant Climbing Prairie Rose Habitat Significant Giant Ironweed Habitat Wildlife	Low	Medium	Avoidance of deleterious materials entering significant natural heritage features.	Transformers to be located more than 30 metres from a water body. Spill containment structures associated with the transformer substation.	Transformer locations (MV stations and substation).	Throughout project lifespan at regular intervals.	The Emergency Response and Communication Plan will be followed should a spill occur (as outlined in the <i>Design and Operations Report</i>). In the event of a spill from a transformer the area of the spill will be remediated. Notification of MOECC (Spills Action Centre) and Essex Region Conservation Authority in the event of a spill.
Water Bodies								
In addition to the effects listed below, unanticipated <u>major</u> maintenance activities have the potential to cause negative environmental effects as described for the construction phase of the Project and the same mitigation and monitoring activities would apply.								
Exposed soils may mobilize into receiving waters downstream.	Lappan Drain McGill Drain	Low	Low	No observable erosion or mobilization of soils into receiving water bodies	Upon completion of project construction, appropriate areas within Project Location will be vegetated with a mix of native grasses and/or monitored to ensure land naturally re-vegetates within one growing season. ESC controls to remain in place until soils are stabilized by vegetative growth.	Throughout the Project Location	Weekly until evidence of growth is observed, then monthly until all areas are vegetated/re-vegetated.	If the performance measures aren't met, areas with insufficient growth will be vegetated using a native seed mix. ESC measures will be re-implemented/reinstalled and maintained until vegetation is shown to be established and

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								thriving.
Accidental spills from transformers (at inverter stations and substation).	Lappan Drain McGill Drain	Low	Low	Avoidance of deleterious materials entering into a water body.	Transformers to be located more than 30 metres from a water body. Spill containment structures associated with the transformer substation.	Transformer locations (inverter stations and substation).	Throughout project lifespan at regular intervals.	The Emergency Response and Communication Plan will be followed should a spill occur (as outlined in the <i>Design and Operations Report</i>). In the event of a spill from a transformer the area of the spill will be remediated. Notification of MOECC (Spills Action Centre) and Essex Region Conservation Authority in the event of a spill.
Air, Odour and Dust								
Operation of the facility will have no impact on air, odour or dust with the exception of unanticipated <u>major</u> maintenance activities, which have the potential to cause negative environmental effects as described for the construction phase of the Project. The same mitigation and monitoring activities would apply.								
Noise								
In addition to the effect listed below, unanticipated <u>major</u> maintenance activities have the potential to cause negative environmental effects as described for the construction phase of the project and the same mitigation and monitoring activities would apply.								
Increased noise disturbance due to operation of the solar facility	Neighbouring landowners.	Low	Low	Minimize the amount of noise caused by the inverters and substation to comply with the MOECC publication NPC-232.	Perform a noise audit in accordance with the requirements of the MOECC publication NPC-233, if necessary. No mitigation measures are required to comply with the MOECC publication NPC-232 requirements.	N/A	N/A	On-site noise testing and re-modelling, if required. Construction of noise barriers, if required.

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Land Use and Resources								
There are no potential negative effects anticipated to land use and resources during the operations phase of the Project.								
Provincial and Local Infrastructure								
There are no potential negative effects anticipated to provincial and local infrastructure during the operations phase of the Project.								
Public Health and Safety								
In addition to the effects listed below, unanticipated major maintenance activities have the potential to cause negative environmental effects as described for the construction phase and the same mitigation and monitoring activities would apply.								
Electrocution or other injury from operating components.	Maintenance employees.	Low	Moderate	Minimize potential for electrocution or injury to public and employees.	The Project will comply with the <i>Occupational Health and Safety Act</i> regulation requirements during maintenance activities.	N/A	N/A	Implementation of Emergency Response and Communications Plans, should an injury occur.
	Members of the public.	Low	Low	N/A	The Project Location will be fenced as per ESA requirements to prevent unauthorized access.			
Fire (e.g., electrical or wildfires) at the Project Location during operation.	Neighbouring landowners and other members of the community.	Low	Low	Minimize potential for fires at the Project Location	Windsor Solar LP will work with the Airport and local fire department to develop a fire prevention plan for the Project Location. This plan will be outlined in the Emergency Response and Communications Plans. (See the Design and Operations Report). This plan will include measures such as regular maintenance of vegetation and electrical equipment. (See the Design and Operations Report for more information). The Emergency Response and Communications Plans will outline key contact information for emergency responders, landowners, contractors	Project Location.	Ongoing (remotely)	Implementation of Emergency Response and Communications Plans.
	Maintenance workers.	Low	Low					
	Municipal firefighters.	Low	Moderate					

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					and stakeholders.			
Provincial Plans and Policies								
No potential negative effects are anticipated to the Greenbelt Protected Countryside, Greenbelt Natural Heritage System, Oak Ridges Moraine and/or Lake Simcoe Watershed.								
DECOMMISSIONING PHASE								
Natural Heritage Features								
Decommissioning activities have the potential to cause negative environmental effects as described for the construction phase and the same mitigation and monitoring activities would apply with the exception that the final site restoration activities will be returned to a functional state, to be confirmed through consultation with YQG. See Table 6 in the Natural Heritage Assessment Environmental Impact Study for a list of all potential environmental effects that may occur during decommissioning and mitigation measures for significant/provincially significant natural features.								
Water Bodies								
In addition to the effect listed below, decommissioning activities have the potential to cause negative environmental effects similar to those described for the construction phase and the same mitigation and monitoring activities would apply.								
Mobilization of exposed soils once project components are removed (if land is not returned to being actively farmed and/or as per landowner's	Lappan Drain McGill Drain	Low	Low	Maintain appropriate and effective ESC measures during decommissioning activities.	An erosion and sediment control plan will be developed for the site. This plan will include standard erosion and sediment control measures such as silt fencing, erosion control blankets and/or hay bales, etc.	Areas where ESC controls are implemented.	Check to occur regularly and/or after rain events greater than 10 millimetres until vegetative cover is established (if	If it is determined during the routine checks, that ESC controls are not sufficient, all work will stop until appropriate ESC controls can be established.

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instructions).					Operate machinery in the areas within Project Location boundary. Land will be allowed to re-vegetate naturally or will be seeded with a low-growing species to help stabilize soil conditions.		required).	If exposed soil shows signs of mobilization, appropriate corrective action is to be undertaken to prevent entry of soil into a water body.
Air, Odour and Dust								
Decommissioning activities have the potential to cause negative environmental effects similar to those described for the construction phase and the same mitigation and monitoring activities would apply.								
Noise								
Decommissioning activities have the potential to cause negative environmental effects similar to those described for the construction phase and the same mitigation and monitoring activities would apply.								
Land Use and Resources								
There are no anticipated negative environmental effects to land use and resources during the decommissioning phase of the Project. At the time of decommissioning, the land will be restored to its pre-construction condition or a similar state as determined through consulting with YQG and in accordance with zoning requirements. All project components will be removed and the Project Location lands will be restored through the spreading of topsoil, re-vegetation and seeding, or appropriate methods dependant on the anticipated land use. Materials will be reused and recycled where available. See Section 5 of the <i>Decommissioning Plan Report</i> .								
Public Health and Safety								
In addition to the effect listed below, decommissioning activities have the potential to cause negative environmental effects similar to those described for the construction phase and the same mitigation and monitoring activities would apply.								
Hazards and health impacts from debris left on-site.	Project Location lands Neighbouring lands Persons encountering hazards.	Low	Low	N/A	The site will be cleared of debris and hazards and will be returned to a functional state, to be confirmed through consultation with YQG.	N/A	N/A	N/A

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Provincial Plans and Policies								
No potential negative effects are anticipated to the Greenbelt Protected Countryside, Greenbelt Natural Heritage System, Oak Ridges Moraine and/or Lake Simcoe Watershed.								