

Figure 1-29. Wildlife tree ID 29, snag.



October 13, 2023



Figure 1-30. Wildlife tree ID 30, snag.



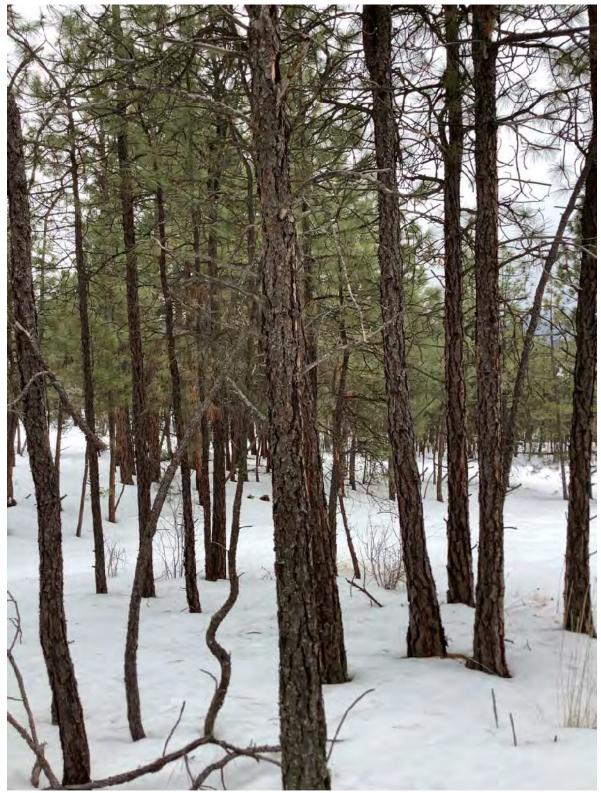


Figure 1-31. Wildlife tree ID 31, snag.





Figure 1-32. Wildlife tree ID 32, snag.





Figure 1-33. Wildlife tree ID 33, snag.





Figure 1-34. Wildlife tree ID 34, snag.





Figure 1-35. Wildlife tree ID 35, ponderosa pine.



Figure 1-36. Wildlife tree ID 36, snag.





Figure 1-37. Wildlife tree ID 37, snag.





Figure 1-38. Wildlife tree ID 38, snag.

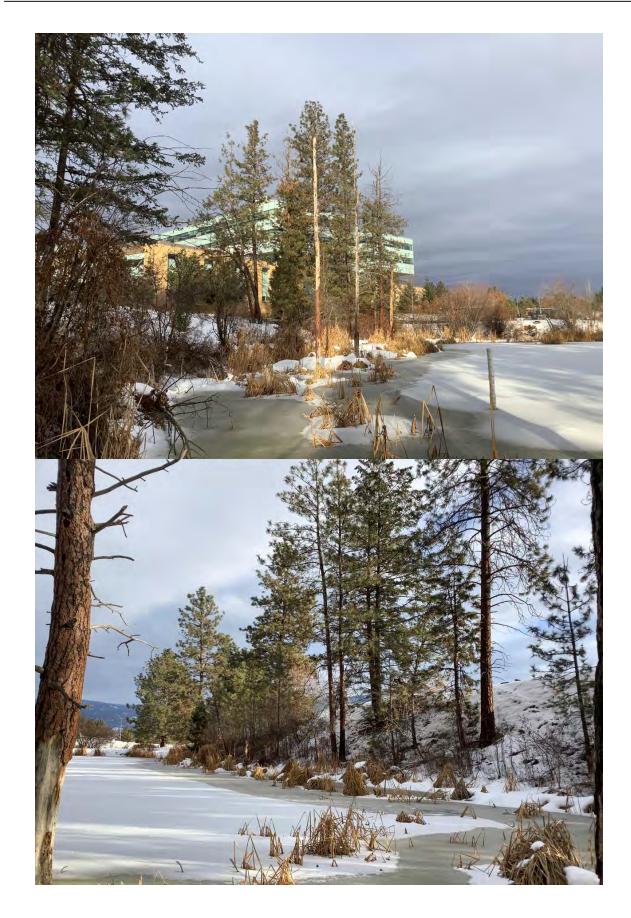




Figure 1-39. Wildlife tree ID 39, ponderosa pine.



2. TREE GROUPS





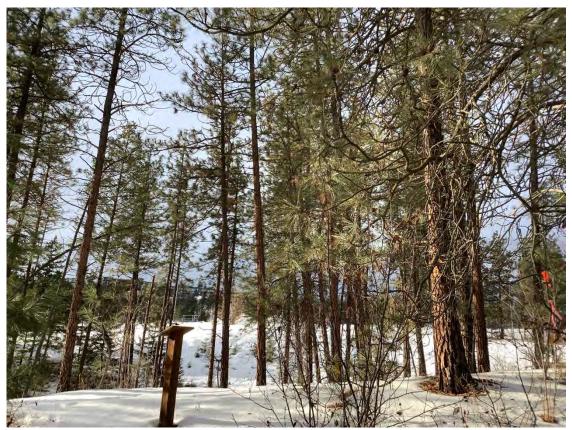
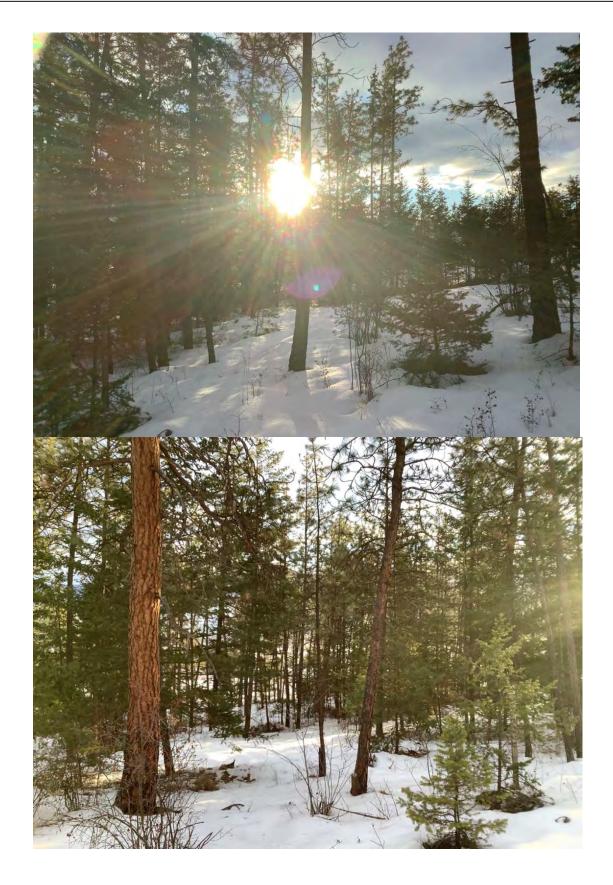


Figure 2-1. Very high value tree group and habitat near the pond behind the engineering building.





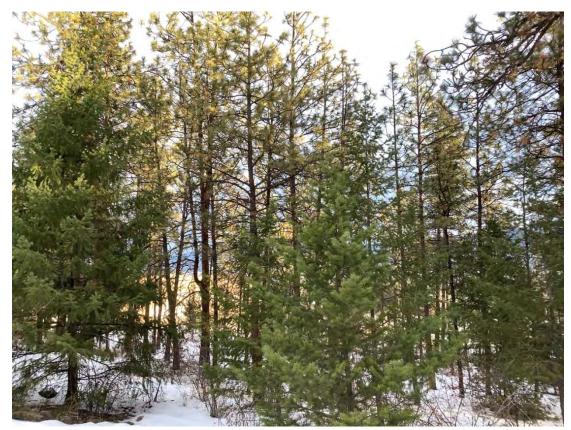


Figure 2-2. High value tree group 1, southern border of campus near John Hindle Drive.



Figure 2-3. High value tree group on the east side of campus near Old Pond Trail and the University House.

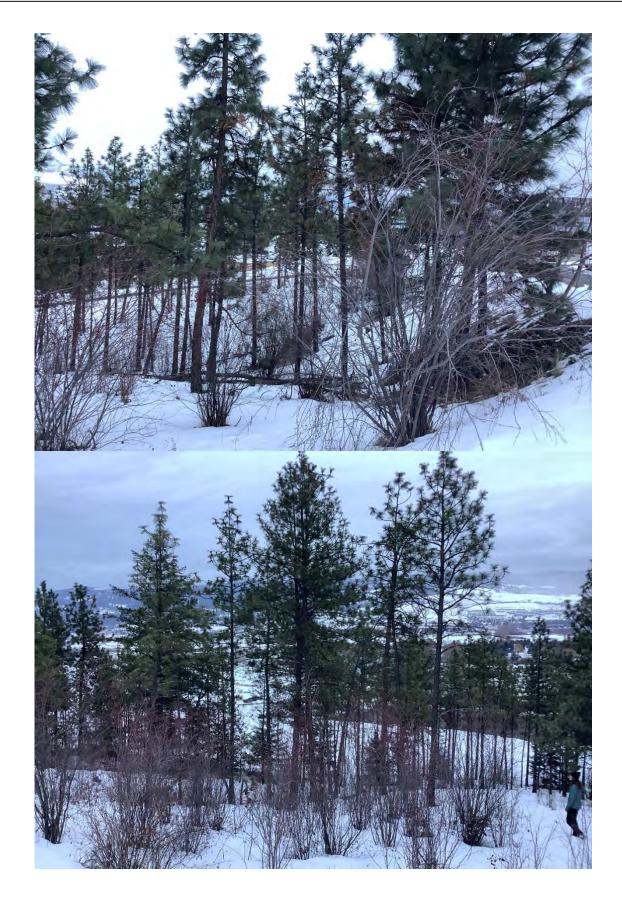






Figure 2-4. Medium value tree group on the north end of campus uphill from the H lot.



Figure 2-5. Medium value tree group on University Way.

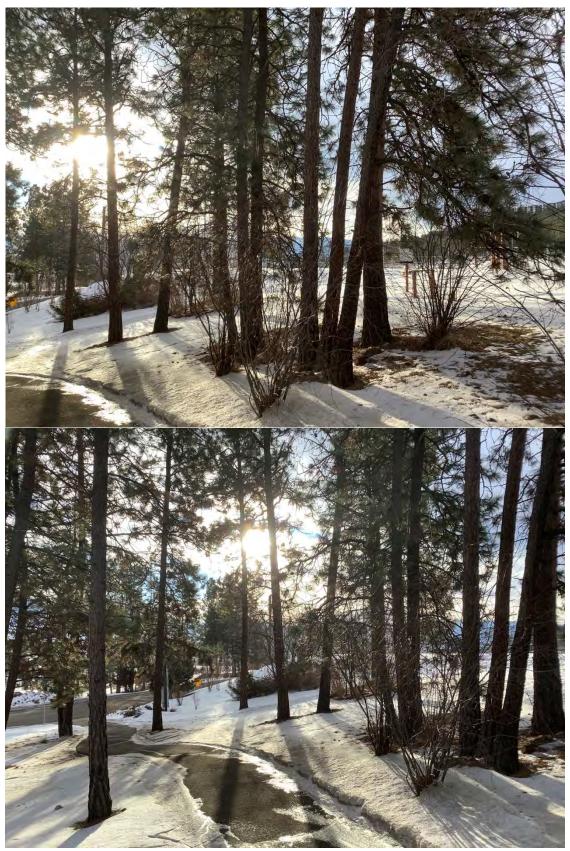


Figure 2-6. Low value tree group near the north end of Nonis sports field.









Figure 2-7. Low value tree group of mostly spruce near the gymnasium.



Figure 2-8. Low value tree group between the Arts building and the central heating plant.

APPENDIX B: UBCO Campus Wildlife

Table B-1. Wildlife that utilizes ecosystems within the campus lands. Species observed on campus by Ecoscape on June 8th, 2023, are presented in **bold**. Species with an asterisk are species at risk that have not been observed on campus but rely on habitat types present on campus and thus have the potential to occur. Species without symbols have been observed by other reliable sources.

Class	Scientific Name	English Name BC List		SARA Status
	*Anaxyrus boreas	*Western Toad	Yellow	Special Concern
Amphibians	*Lithobates pipiens	*Northern Leopard Frog	Red	Endangered
	Spea intermontana	Great Basin Spadefoot	Blue	Threatened
	Acanthis flammea	Common Redpoll	Yellow	
	Acanthis hornemanni	Hoary Redpoll	No Status	
	Accipiter cooperii	Cooper's Hawk	Yellow	Not At Risk
	Acipiter gentilis	Northern Goshawk	No Status	Not At Risk
	Actitis macularius	Spotted Sandpiper	Yellow	
	Aechmophorus occidentalis	*Western Grebe	Red	Special Concern
	Aeronautes saxatalis	White-throated Swift	Blue	
	Agelaius phoeniceus	Red-winged Blackbird	Yellow	
	Aix sponsa	Wood Duck	Yellow	
	Anas acuta	Northern Pintail	Yellow	
	Anas crecca	Green-winged Teal	Yellow	
	Anas platyrhynchos	Mallard	Yellow	
	Anser albifrons	Greater White-fronted Goose	Yellow	
Birds	Anser caerulescens	Snow Goose	Yellow	
	Anthus rubenscens	American Pipit	Yellow	
	Antigone canadensis	Sandhill Crane	Yellow	Not At Risk
	Aquila chrysaetos	Golden Eagle	Yellow	Not At Risk
	Ardea herodias	Great Blue Heron	Yellow	
	Ardea herodias herodias	*Great Blue Heron, herodias subspecies	Blue	
	Asio flammeus	*Short-eared Owl	Blue	Special Concern
	Aythya affinis	Lesser Scaup	Yellow	
	Aythya americana	Redhead	Yellow	
	Aythya collaris	Ring-necked Duck	Yellow	
	Aythya marila	Greater Scaup	Yellow	
	Aythya valisineria	Canvasback	Yellow	
	Bombycilla cedrorum	Cedar Waxwing	Yellow	
	Bombycilla garrulus	Bohemian Waxwing	Yellow	
	*Botaurus lentiginosus	*American Bittern	Blue	



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Class	Scientific Name	English Name	BC List	SARA Status
	Branta canadensis	Canada Goose	Yellow	
	Branta hutchinsii	Cackling Goose	Yellow	
	Bubo virginianus	Great Horned Owl	Yellow	
	Bucephala albeola	Bufflehead	Yellow	
	Bucephala clangula	Common Goldeneye	Yellow	
	Bucephala islandica	Barrow's Goldeneye	Yellow	
	Buteo jamaicensis	Red-tailed Hawk	Yellow	
	Buteo lagopus	Rough-legged Hawk	Blue	Not At Risk
	Buteo platypterus	Broad-winged Hawk	Yellow	
	Buteo swainsoni	Swainson's Hawk	Red	
	Butorides virescens	*Green Heron	Blue	
	Calcarius Iapponicus	Lapland Longspur	Unknown	
	Calidris alba	Sanderling	Yellow	
	Calidris alpina	Dunlin	Yellow	
	Calidris bairdii	Baird's Sandpiper	Unknown	
		White-rumped		
	Calidris fuscicollis	Sandpiper	Accidental	
	Calidris himantopus	Stilt Sandpiper	Unknown	
	Calidris mauri	Western Sandpiper	Yellow	
	Calidris melanotos	Pectoral Sandpiper	Unknown	
	Calidris minutilla	Least Sandpiper	Yellow	
	Calidris pusilla	Semipalmated Sandpiper	Unknown	
	Callipepla californica	California Quail	Exotic	
	Calypte anna	Anna's Hummingbird	Yellow	
	Cardellina pusilla	Semipalmated Sandpiper	Unknown	
	Cathartes aura	Turkey Vulture	Yellow	
	Catharus ustulatus	Swainson's Thrush	Yellow	
	Catherpes mexicanus	*Canyon Wren	Blue	Not At Risk
	Certhia americana	Brown Creeper	Yellow	
	Chaetura vauxi	Vaux's Swift	Yellow	
	Charadrius semipalmatus	Semipalmated Plover	Yellow	
	Charadrius vociferus	Killdeer	Blue	
	Chlidonias niger	Black Tern	Yellow	Not At Risk
	Chordeiles minor	Common Nighthawk	Blue	Threatened
	Chroicocephalus philadelphia	Bonaparte's Gull	Yellow	



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Class	Scientific Name	English Name	BC List	SARA Status
	Circus hudsonius	Northern Harrier	Yellow	Not At Risk
	Cistothorus palustris	Marsh Wren	Yellow	
	Clangula hyemalis	Long-tailed Duck	Blue	
	Coccothraustes vespertinus	Evening Grosbeak	Yellow	Special Concern
	Coccyzus americanus	*Yellow-billed Cuckoo	Red	
	Colaptes auratus	Northern Flicker	Yellow	
	Columbia livia	Rock Pigeon	Exotic	
	Contopus cooperi	Olive-sided Flycatcher	Yellow	Threatened
	Contopus sordidulus	Western Wood-Pewee	Yellow	
	Corvus brachyrhynchos	American Crow	Yellow	
	Corvus corax	Common Raven	Yellow	
	Cyanocitta stelleri	Steller's Jay	Yellow	
	Cygnus buccinator	Trumpeter Swan	Yellow	
	Cygnus columbianus	Tundra Swan	Blue	
	Cygnus olor	Mute Swan	Exotic	
	Cypseloides niger	Black Swift	Blue	Endangered
	Dolichonyx oryzivorus	*Bobolink	Red	Threatened
	Dryobates albolarvatus	*White-headed Woodpecker	Red	Endangered
	Dryocopus pileatus	Pileated Woodpecker	Yellow	
	Dumetella carolinensis	Gray Catbird	Yellow	
	Egretta thula	Snowy Egret	Accidental	
	Empidonax hammondii	Hammond's Flycatcher	Yellow	
	Empidonax traillii	Willow Flycatcher	Yellow	
	Empidonax wrightii	*Gray Flycatcher	Blue	
	Eremophila alpestris	Horned Lark	Blue	
	Eremophila alpestris merrilli	*Horned Lark, merrilli subspecies	Red	
	Euphagus carolinus	Rusty Blackbird	Blue	Special Concern
	Euphagus cyanocephalus	Brewer's Blackbird	Yellow	
	Falco columbarius	Merlin	Yellow	Not at Risk
	Falco mexicanus	Prairie Falcon	Red	
	Falco peregrinus	Peregrine Falcon	No Status	Special Concern
	Falco peregrinus anatum	*Peregrine Falcon, anatum subspecies	Red	Special Concern
	Falco sparverius	American Kestrel	Yellow	



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Class	Scientific Name	English Name	BC List	SARA Status
	Fulica americana	American Coot	Yellow	Not at Risk
	Gallinago delicata	Wilson's Snipe	Yellow	
	Geothlypis tolmiei	MacGillivray's Warbler	Yellow	
	Geothlypis trichas	Common Yellowthroat	Yellow	
	Haemorhous cassinii	Cassin's Finch	Yellow	
	Haemorhous mexicanus	House Finch	Yellow	
	Haliaeetus leucocephalus	Bald Eagle	Yellow	Not at Risk
	Himantopus mexicanus	Black-necked Stilt	Not Reviewed	
	Hirundo rustica	Barn Swallow	Yellow	Threatened
	Hydroprogne caspia	Caspian Tern	Blue	Not at Risk
	*Icteria virens	*Yellow-breasted Chat	Red	Endangered
	Icterus bullockii	Bullock's Oriel	Yellow	
	Ixoreus naevius	Varied Thrush	Yellow	
	Junco hyemalis	Dark-eyed Junco	Yellow	
	Lanius borealis	Northern Shrike	Yellow	
	Larus argentatus	Herring Gull	Yellow	
	Larus californicus	California Gull	Red	
	Larus canus	Mew Gull	Yellow	
	Larus delawarensis	Ring-billed Gull	Yellow	
	Larus fuscus	Lesser Black-backed Gull	Accidental	
	Larus glaucescens	Glaucous-winged Gull	Yellow	
	Larus glaucoides	Iceland Gull	Yellow	
	Larus hyperboreus	Glaucous Gull	Yellow	
	Leucophaeus pipixcan	Franklin's Gull	Unknown	
	Limnodromus griseus	Short-billed Dowitcher	Blue	
	Limnodromus scolopaceus	Long-billed Dowitcher	Yellow	
	Limosa haemastica	Hudsonian Godwit	Red	Threatened
	Lophodytes cucullatus	Hooded Merganser	Yellow	
	Loxia curvirostra	Red Crossbill	Yellow	
	Loxia leucoptera	White-winged Crossbill	Yellow	
	Mareca americana	American Wigeon	Yellow	
	Mareca penelope	Eurasian Wigeon	Not Reviewed	
	Mareca strepera	Gadwall	Yellow	
	Megaceryle alcyon	Belted Kingfisher	Yellow	
	Megascops kennicottii macfarlanei	*Western Screech-Owl, macfarlanei subspecies	Blue	Threatened



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Class	Scientific Name	English Name	BC List	SARA Status
	Melanerpes lewis	*Lewis's Woodpecker	Blue	Threatened
	Melanitta fusca	White-winged Scoter	Yellow	
	Melanitta perspicillata	Surf Scoter	Blue	
	Melospiza georgiana	Swamp Sparrow	Yellow	
	Melospiza lincolnii	Lincoln's Sparrow	Yellow	
	Melospiza melodia	Song Sparrow	Yellow	
	Mergus merganser	Common Merganser	Yellow	
	Molothrus ater	Brown-headed Cowbird	Yellow	
	Myadestes townsendi	Townsend's Solitaire	Yellow	
	Nucifraga columbiana	Clark's Nutcracker	Yellow	
	Numenius americanus	Long-billed Curlew	Yellow	Special Concern
	Numenius phaeopus	Whimbrel	Red	
	*Nycticorax nycticorax	*Black-crowned Night- heron	Red	
	Oreothlypis celata	Orange-crowned Warbler	Yellow	
	Oreothlypis ruficapilla	Nashville Warbler	Yellow	
	Oxyura jamaicensis	Ruddy Duck	Yellow	
	Pandion haliaetus	Osprey	Yellow	
	Parkesia noveboracensis	Northern Waterthrush	Yellow	
	Passer domesticus	House Sparrow	Exotic	
	Passerculus sandwichensis	Savannah Sparrow	Yellow	
	Passerina amoena	Lazuli Bunting	Yellow	
	Pelecanus erythrorhynchos	American White Pelican	Red	Not At Risk
	Petrochelidon pyrrhonota	Cliff Swallow	Yellow	
	Phalacrocorax auritus	Double-crested Cormorant	Blue	
	Phalaropus lobatus	Red-necked Phalarope	Blue	Special Concern
	Phalaropus tricolor	Wilson's Phalarope	Yellow	
	Phasianus colchicus	Ring-necked Pheasant	Exotic	
	Pheucticus melanocephalus	Black-headed Grosbeak	Yellow	
	Pica hudsonia	Black-billed Magpie	Yellow	
	Picoides pubescens	Downy Woodpecker	Yellow	
	Picoides villosus	Hairy Woodpecker	Yellow	
	Pinicola enucleator	Pine Grosbeak	Yellow	



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Class	Scientific Name	English Name	BC List	SARA Status
	Pipilo maculatus	Spotted Towhee	Yellow	
	Piranga ludoviciana	Western Tanager	Yellow	
	Plectrophenax nivalis	Snow Bunting	Yellow	
	Pluvialis dominica	American Golden-Plover	Blue	
	Pluvialis fulva	Pacific Golden Plover	Not Reviewed	
	Pluvialis squatarola	Black-bellied Plover	Yellow	
	Podiceps auritus	Horned Grebe	Yellow	Special Concern
	Podiceps grisegena	Red-necked Grebe	Yellow	Not at Risk
	Podiceps nigricollis	Eared Grebe	Blue	
	Podilymbus podiceps	Pied-billed Grebe	Yellow	
	Poecile atricapillus	Black-capped Chickadee	Yellow	
	Poecile gambeli	Mountain Chickadee	Yellow	
	Pooecetes gramineus	Vesper Sparrow	Yellow	
	Porzana carolina	Sora	Yellow	
	*Psiloscops flammeolus	*Flammulated Owl	Blue	Special Concern
	Rallus limicola	Virginia Rail	Yellow	
	Recurvirostra americana	American Avocet	Blue	
	Regulus calendula	Ruby-crowned Kinglet	Yellow	
	Regulus satrapa	Golden-crowned Kinglet	Yellow	
	Riparia riparia	Bank Swallow	Yellow	Threatened
	Sayornis saya	Say's Pheobe	Yellow	
	Selasphorus calliope	Calliope Hummingbird	Yellow	
	Selasphorus rufus	Rufous Hummingbird	Yellow	
	Setophaga coronate	Yellow-rumped Warbler	Yellow	
	Setophaga petechia	Yellow Warbler	Yellow	
	Sialia currucoides	Mountain Bluebird	Yellow	
	Sialia mexicana	Western Bluebird	Yellow	
	Sitta canadensis	Red-breasted Nuthatch	Yellow	
	Sitta carolinensis	White-breasted Nuthatch	Yellow	
	Sitta pygmaea	Pygmy Nuthatch	Yellow	
	Spatula clypeata	Northern Shoveler	Yellow	
	Spatula cyanoptera	Cinnamon Teal	Yellow	
	Spatula discors	Blue-winged Teal	Yellow	
	*Sphyrapicus thyroideus thyroideus	*Williamson's Sapsucker, thyroideus subspecies	Blue	Endangered



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Class	Scientific Name	English Name	BC List	SARA Status
	Spinus pinus	Pine Siskin	Yellow	
	Spinus tristis	American Goldfinch	Yellow	
	Spizella pallida	Clay-colored Sparrow	Yellow	
	Spizella passerina	Chipping Sparrow	Yellow	
	Spizelloides arborea	American Tree Sparrow	Yellow	
	Stelgidopteryx serripennis	Northern Rough-winged Swallow	Yellow	
	*Sterna forsteri	*Forster's Tern	Red	
	Streptopelia decaocto	Eurasian Collared Dove	Exotic	
	Sturnella negrlecta	Western Meadowlark	Yellow	
	Sturnus vulgaris	European Starling	Exotic	
	Tachycineta bicolor	Tree Swallow	Yellow	
	Tachycineta thalassina	Violet-green Swallow	Yellow	
	Thryomanes bewickii	Bewick's Wren	Yellow	
	Tringa flavipes	Lesser Yellowlegs	Blue	
	Tringa melanoleuca	Greater Yellowlegs	Yellow	
	Tringa solitaria	Solitary Sandpiper	Yellow	
	Troglodytes aedon	House Wren	Yellow	
	Troglodytes pacificus	Pacific Wren	Yellow	
	Turdus migratorius	American Robin	Yellow	
	Tyrannus tyrannus	Eastern Kingbird	Yellow	
	Tyrannus verticalis	Western Kingbird	Yellow	
	*Tyto alba	*Barn Owl	Blue	Threatened
	Vireo cassinii	Cassin's Viero	Yellow	
	Vireo gilvus	Warbling Vireo	Yellow	
	Xanthocephalus xanthocephalus	Yellow-headed Blackbird	Yellow	
	Xema sabini	Sabine's Gull	Yellow	
	Zenaida macroura	Mourning Dove	Yellow	
	Zonotrichia albicollis	White-throated Sparrow	Yellow	
	Zonotrichia atricapilla	Golden-crowned Sparrow	Yellow	
	Zonotrichia leucophrys	White-crowned Sparrow	Yellow	
sivalves	*Gonidea angulata	*Rocky Mountain Ridged Mussel	Red	Special Concern
Sactropode	Cepaea nemoralis	Grove Snail	Exotic	
Gastropods	*Galba truncatula	*Attenuate Fossaria	Blue	



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Class	Scientific Name English Name BC		BC List	SARA Status
	*Hemphillia camelus	*Pale Jumping-slug	Blue	
	*Promenetus			
	umbilicatellus	*Umbilicate Sprite	Blue	
	*Stagnicola apicina	*Abbreviate Pondsnail	Blue	
	*Aeshna constricta	*Lance-tipped Darner	Blue	
	*Danaus plexippus	*Monarch	Red	Special Concern
	*Enallagma clausum	*Alkali Bluet	Blue	
	*Erythemis collocata	*Western Pondhawk	Blue	
Insects	*Libellula pulchella	*Twelve-spotted Skimmer	Blue	
	*Lycaena nivalis	*Lilac-bordered Copper	Blue	
	*Pholisora catullus	*Common Sootywing	Blue	
	*Pyrgus communis	*Checkered Skipper	Blue	
	*Speyeria mormonia erinna	*Mormon Fritillary, erinna subspecies	Red	
	Canis latrans	Coyote	Yellow	
	*Corynorhinus townsendii	*Townsend's Big-eared Bat	Blue	
	Erethizon dorsatum	North American Porcupine	Yellow	
	*Euderma maculatum	*Spotted Bat	Blue	Special Concern
	Marmota flaviventris	Yellow-bellied Marmot	Yellow	
	Mustela frenata	Long-tailed Weasel	Yellow	
	*Myotis ciliolabrum	*Western Small-footed Myotis	Blue	
	*Myotis lucifugus	*Little Brown Myotis	Blue	Endangered
Mammals	*Myotis thysanodes	*Fringed Myotis	Blue	
	Neotamias amoenus	Yellow-pine Chipmunk	Yellow	
	Ondatra zibethicus	Common Muskrat	Yellow	
	Puma concolor	Cougar	Yellow	
	*Reithrodontomys megalotis	*Western Harvest Mouse	Blue	Endangered
	*Sorex preblei	*Preble's Shrew	Red	
	Tamiasciurus hudsonicus	Red Squirrel	Yellow	
	Taxidea taxus	American Badger	Red	Endangered
	Thomomys talpoides	Northern Pocket Gopher	Yellow	
	Urocitellus columbianus	Columbian Ground Squirrel	Yellow	



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Class	Scientific Name	English Name	BC List	SARA Status
	Ursus americanus	Black Bear	Yellow	Not at Risk
Reptiles	Charina bottae	Northern Rubber Boa	Yellow	Special Concern
	Coluber constrictor	North American Racer	Blue	Special Concern
	*Crotalus oreganus	*Western Rattlesnake	Blue	Threatened
		Painted Turtle - Intermountain - Rocky		
	Chrysemys picta pop. 2	Mountain Population	Blue	Special Concern
	*Plestiodon skiltonianus	*Western Skink	Blue	Special Concern
	Thamnophis sp.	Garter Snake	Yellow	

¹ Yellow: Not considered at risk. Blue: Of special concern. Red: Endangered or threatened.



² **Not at Risk**: A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances. **Special Concern**: A wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats. **Endangered**: A wildlife species facing imminent extirpation or extinction. **Threatened**: A wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.

APPENDIX C: Red-listed Species Photos

English Name	Scientific Name	BC List	COSEWIC	SARA	Photo
American Badger	Taxidea taxus	Red	Endangered (2012)	Endangered (2018)	https://infotel.ca/newsitem/the-badger-hotline-and-why-thompson-okanagan-residents-are-being-asked-to-use-it/it31074
American White Pelican	Pelecanus erythrorhynchos	Red			https://www.allaboutbirds.org/guide/American White Pel
California Gull	Larus californicus	Red			n/id https://www.allaboutbirds.org/guide/California Gull/id
Hudsonian Godwit	Limosa haemastica	Red	Threatened (2019)		

English Name	Scientific Name	BC List	COSEWIC	SARA	Photo https://www.allaboutbirds.org/guide/Hudsonian Godwit/pho
Prairie Falcon	Falco mexicanus	Red	Red		https://www.allaboutbirds.org/guide/Prairie_Falcon/id
Swainson's Hawk	Buteo swainsoni	Red	-	-	

APPENDIX D: Invasive Species Management

INVASIVE SPECIES MANAGEMENT

Exotic plants are those which are not native to BC but have been introduced to the area through human activity. Invasive plants are exotic plants that can outcompete native species, spreading into native areas and eroding the functionality of native ecosystems.

The basic principles of the weed management plan include:

- Suppression of weed growth;
- Prevention or suppression of weed seed production;
- Reduction of weed seed reserves in the soil; and
- Prevention or reduction of weed spread.

Invasive plant species can be spread by a variety of mechanisms, including but not limited to:

- Entering the site on equipment that has worked in areas where invasive species have established through mud, debris, or other mechanisms;
- Establishment on the site following earth disturbances, where invasives tend to outcompete the native plant assemblage; and,
- From the importation of soils, aggregates, or other materials onto the site.

The following are specific recommendations to aid with invasive species control. These recommendations are not considered an invasive species management plan, which would be more inclusive and contain species-specific recommendations.

- Prevention of the spread of invasive plant species can be achieved by limiting disturbance to soils and native vegetation.
- Equipment used onsite must arrive with tracks free of soil and vegetation fragments to minimize the addition and spread of invasive plant species to the project area.
- Works in areas with invasive species cover must be avoided if at all possible, and any materials contaminated with invasive seeds should be disposed of in an appropriate location.
- Clothing should also be inspected daily for signs of weed seeds after working in weeded areas. If found, weed seeds should be disposed of in a contained refuse bin for offsite disposal.



- Pesticides, herbicides, or other chemical control measures must not be used due to proximity to wetlands. Invasive species are to be pulled by hand or mowed regularly.
- Invasive species removal should occur before peak flowering times to avoid seed distribution and further spread of invasive species.
- Invasive species should be disposed of offsite at an appropriate landfill; however, invasive species material must not be composted in the yard waste section of the landfill. Invasive plant species must not be transported to or deposited in other natural areas.
- Re-planting of riparian or other areas with native species can help control the
 return of weeds once they are removed. If planted, monitoring of riparian and
 emergent restoration plantings for the bonding period (i.e., 3-years) should be
 completed to ensure 80% survivability of plantings occurs and that invasive and
 noxious weed species as identified by the Invasive Species Council of BC are
 controlled to be <10% of the total restoration area.

APPENDIX E: General Conditions and Limitations

Naturally, A Higher Standard



ECOSCAPE ENVIRONMENTAL CONSULTANTS LTD.

#2 – 2030 Matrix Crescent, Kelowna, BC., V1V 0G5

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General Conditions

This report applies and is subject to these "General Conditions".

Use of Report

This report concerns a specific site and a specific scope of work and is therefore not applicable to any other sites or any other developments not referred to in the report. Any deviation from the specific site or scope of work would require a supplementary investigation and assessment.

Conclusions and recommendations contained in this report are solely intended for the use of Ecoscape's client. Ecoscape bears no responsibility for the accuracy of information, the analysis of data or recommendations contained or referenced in this report when the report is utilized by or relied upon by any party other than Ecoscape's client unless otherwise authorized in writing by Ecoscape. Any unauthorized application of this report is at the discretion and sole risk of its user.

This report is subject to copyright, and therefore shall not be reproduced in part or in whole without prior written consent by Ecoscape. Additional copies of this report may be available upon request, if required, and will be supplied after receipt of payment for expenses associated with report production.

Limitations of Report

This report was derived solely from the conditions that were present on site during Ecoscape's investigation. The client, and any other parties making use of this report with the express written consent of Ecoscape and the client, are aware that conditions affecting the environmental condition of the site can vary both temporally and spatially, and that the conclusions and recommendations included in this report are temporally sensitive.

The client, and any other parties making use of this report with the express written consent of Ecoscape and the client, are also aware that conclusions and recommendations included within this report emanate from limited observations and information, and that both on-site and off-site conditions may vary, which in turn could affect the conclusions and recommendations that were made

The client is aware that Ecoscape is not qualified to, nor is it making any recommendations in terms of purchase, sale, investment, or development of the subject property, as such decisions are the sole responsibility of the client.

Information Provided to Ecoscape by Others

During the extent of the preparation and work carried out in this report, Ecoscape may have relied upon information provided by parties other than the client. While Ecoscape strives to validate the accuracy of such information when instructed to do so by the client, Ecoscape accepts no responsibility for the validity of such information which may affect the report.

Limitation of Liability

The client acknowledges that property containing hazardous wastes and contaminants poses a high risk of claims brought by third parties stemming from the presence of those materials. Accounting for these risks, and in consideration of Ecoscape providing the requested services, the client agrees that Ecoscape's liability to the client, with respect to any issues relating to hazardous wastes or contaminants located on the subject property, shall be limited to the following:

With respect to any claims brought against Ecoscape by the client arising out of the provision or failure to provide services hereunder shall be limited to the amount of fees paid by the client to Ecoscape under this Agreement, whether the action is based on breach of contract or tort;

With respect to claims brought by third parties arising out of the presence of contaminants or hazardous wastes on the subject property, the client agrees to indemnify, defend and hold harmless Ecoscape from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Ecoscape, whether the claim be brought against Ecoscape for breach of contract or tort.

Disclosure of Information by Client

The client agrees to fully cooperate with Ecoscape with respect to the provision of all available information on the past, current, or proposed conditions on the site, including historical information respecting the use of the site. The client acknowledges that in order for Ecoscape to properly provide the service, Ecoscape is relying on full disclosure and accuracy of any such information. Ecoscape does not accept any responsibility for conclusions drawn from erroneous, invalid, or inaccurate data provided to us by another party and used in the preparation of this report.



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Standard of Care

Services performed by Ecoscape for this report have been completed in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgement has been applied in developing the conclusions and/or recommendations made in this report. No warranty or guarantee, express or implied, is made concerning the results, comments, recommendations, or any other portion of this report.

Notification of Authorities

The client acknowledges that in certain instances the discovery of hazardous materials, contaminants or conditions and materials may require that regulatory agencies and other parties be informed and the client agrees that notification to such parties or persons as required may be done by Ecoscape in its reasonably exercised discretion. Further, Ecoscape reserves the right to notify Provincial agencies when rare or endangered flora or fauna are observed, whether the species classifications are identified as such at the local, Provincial, or Federal levels of government.

Ownership of Instruments of Professional Service

The client acknowledges that all reports, plans, and data generated by Ecoscape during the performance of the work and other documents prepared by Ecoscape are considered its professional work product and shall remain the copyright property of Ecoscape.

Alternate Report Format

Where Ecoscape submits both an electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed Ecoscape's instruments of professional service), the client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by Ecoscape shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancies, the hard copy versions shall govern over the electronic versions. Furthermore, the client agrees and waives all future right to dispute that the original hard copy signed version archived by Ecoscape shall be deemed to be the overall original for the Project.

The client agrees that both electronic file and hard copy versions of Ecoscape's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party other than Ecoscape. The client warrants that Ecoscape's instruments of professional service will be used only and exactly as submitted by Ecoscape.

The client recognizes and agrees that electronic files submitted by Ecoscape have been prepared and submitted using specific software and hardware systems. Ecoscape makes no representation about the compatibility of these files with the client's current or future software and hardware systems.

