

Memo

To: Mackenzie Ceci, Senior Planner, City of Niagara Falls
From: Whitney Moore, Dillon Consulting Limited
cc: Trevor Hall, Queensway Chippawa Properties Inc.
Date: May 22, 2024
Subject: Natural Heritage Addendum for 9062 Sodom Road, City of Niagara Falls
Our File: 17-6663

Introduction

Dillon Consulting Limited (Dillon) completed an Environmental Impact Study (EIS) and Tree Inventory and Arborist Report for the property known as Queensway Chippawa East, bounded by Sodom Road to the west, Willick Road to the south, Willoughby Road to the east, and City-owned park (Patrick Cummings Memorial Baseball Diamonds) to the north. Refer to the attached **Figure 1**.

The property located at 9062 Sodom Road, which was previously a hold-out parcel, has recently been acquired by Queensway Chippawa Properties Inc. and will be integrated into the approved Draft Plan of Subdivision as an additional five lots. This property is also outlined on **Figure 1**.

Dillon has prepared this memo to document the existing natural heritage conditions and trees within the property as an addendum to the EIS and Arborist report previously completed for the Draft Plan application.

Methods and Results

A desktop analysis was completed to identify any additional trees that would require removal at the address of 9062 Sodom Road. Due to the lack of natural heritage features and trees within the property, Google satellite and street view imagery was reviewed to determine the existing conditions within the property.

From a review of Google imagery, the property is a rural residential property containing a single-family residence and two large outbuildings. No natural heritage features are present within the property (i.e., woodlands, wetlands, watercourses, etc.) and the property is well-maintained. Currently the property only contains one tree that would require removal to create the additional lots. The tree appears to be a Norway maple (*Acer platanoides*) with a Diameter at Breast Height (DBH) of approximately 30 cm. Norway Maple is a common tree used in landscaping and is a non-native species. See the screenshot below of the property as of 2021, as well as a Google Street View of the tree.

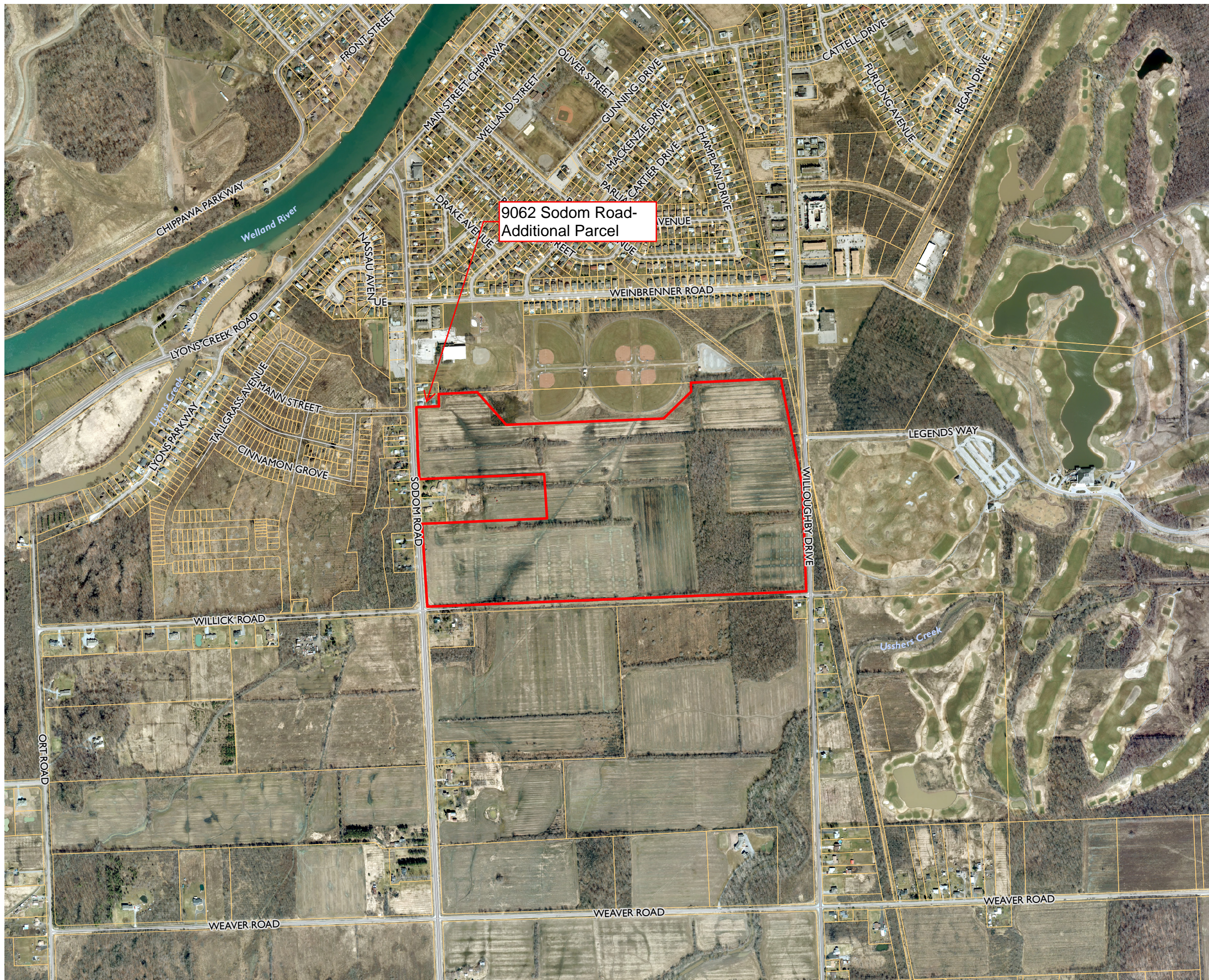


Inset 1: Google Image of property 2021



Inset 2: Google Street View of property 2023

As a result, impacts to the natural environment and trees are not anticipated as a result of the proposed development of the property. It is recommended that the tree is removed outside of the breeding bird window (April 1- August 31), and if this isn't possible, the tree should be searched for nesting birds by a qualified person prior to removal.



**DG GROUP
QUEENSWAY CHIPPAWA
EAST LANDS**

**PROJECT LOCATION
FIGURE I**

- Study Area
- Parcel Boundary



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

MAP CREATED BY: GM
MAP CHECKED BY: WM
MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 176663
STATUS: DRAFT
DATE: 2018-03-21