

SCOPED ENVIRONMENTAL IMPACT STUDY
5259 DORCHESTER ROAD
CITY OF NIAGARA FALLS

Prepared for:



Prepared by:

Colville Consulting Inc.

432 Niagara Street, Unit 2
St. Catharines, Ontario L2M 4W3

File: C21034
April 2025



TABLE OF CONTENTS

1.0	Introduction	1
1.1	Description of the Subject Property	1
1.2	Description of Proposed Development	4
2.0	Environmental Policy	4
2.1	Provincial Policy Statement.....	4
2.2	Niagara Official Plan	5
2.3	City of Niagara Falls Official Plan	7
2.4	Niagara Peninsula Conservation Authority.....	8
3.0	Study Approach	8
3.1	Background Review.....	8
3.2	Field Inventories	9
4.0	Study Findings	9
4.1	Botanical Inventories and Vegetation Mapping.....	9
4.1.1	Botanical Inventories.....	9
4.1.2	Vegetation Communities	9
4.2	Wildlife and Wildlife Habitat	10
4.2.1	Assessment of Potential Bat Roosting Habitat	10
4.2.2	Incidental Wildlife Observations.....	12
5.0	Assessment of Significant Natural Heritage Features	12
5.1	Species at Risk.....	12
5.1.1	Significant Habitat of Endangered and Threatened Species.....	12
5.1.2	Other Potential Species of Conservation Concern.....	12
5.2	Significant Wildlife Habitat.....	12
5.2.1	Seasonal Concentration Areas.....	13
5.2.2	Rare Vegetation Communities.....	13
5.2.3	Specialized Habitats of Wildlife considered SWH.....	14
5.2.4	Habitats of Species of Conservation Concern considered SWH	14
5.2.5	Animal Movement Corridors.....	14

5.3	Significant and Other Wetlands	16
5.4	Significant and Other Woodlands	16
5.5	Watercourses.....	16
6.0	Potential Ecological Impacts.....	16
6.1	Direct Impacts.....	16
6.6	Indirect Impacts	17
7.0	Mitigation Measures	17
8.0	Conclusions and Recommendations	17
9.0	Literature Cited	18

LIST OF FIGURES

Figure 1 - Location of Subject Property	2
Figure 2 - Extent of Mapped Natural Heritage Features on the Subject Property	3
Figure 3 - Extent of vegetation communities on the Subject Property	11
Figure 4 - Proposed Development on the Subject Property.....	15

LIST OF APPENDICES

Appendix A:	Development Plan
Appendix B:	Terms of Reference
Appendix C:	Vascular Plant Checklist
Appendix D:	Site Photos
Appendix E:	Species at Risk Screening
Appendix F:	Significant Wildlife Habitat Screening

1.0 INTRODUCTION

Colville Consulting Inc. was retained by Panoramic Properties Inc. to prepare an Environmental Impact Statement (EIS) for a proposed mixed-use development on the property located at 5259 Dorchester Road, in the City of Niagara Falls. This EIS has been prepared to assess the extent of potential natural heritage features located on or adjacent to the Subject Property, as well as assess potential impacts the proposed development may have on natural heritage features.

1.1 Description of the Subject Property

The Subject Property is located west of Dorchester Road, north of Highway 420, in the City of Niagara Falls (see Figure 1). This parcel has been assigned the municipal address 5259 Dorchester Road. The property is irregularly shaped and measures approximately 7.55 hectares (18.6 acres) in size. No buildings or structures are currently located on the property. The buildings that were formerly on the property were demolished in approximately 2005, however remnants of the associated driveways and parking areas are still present. Land uses in the immediate vicinity of the property are industrial to the north, residential to the east and highway transportation corridors to the south and west.

Based on a review of available background information, the Subject Property was formerly used for commercial purposes, with several buildings formerly present on the property until approximately 2005. More recently, the property was used for materials storage. Historical air photos indicate that the western portion of the property, as well as the adjacent lands, were formerly in agricultural production.

A review of information available from the Niagara Region indicates that the western portion of the property has been identified as an other wetland. City of Niagara Falls, Niagara Peninsula Conservation Authority (NPCA) and the Ministry of Natural Resources and Forestry (MNRF) mapping indicates that no natural heritage features have been identified on or adjacent to the property (see Figure 2).

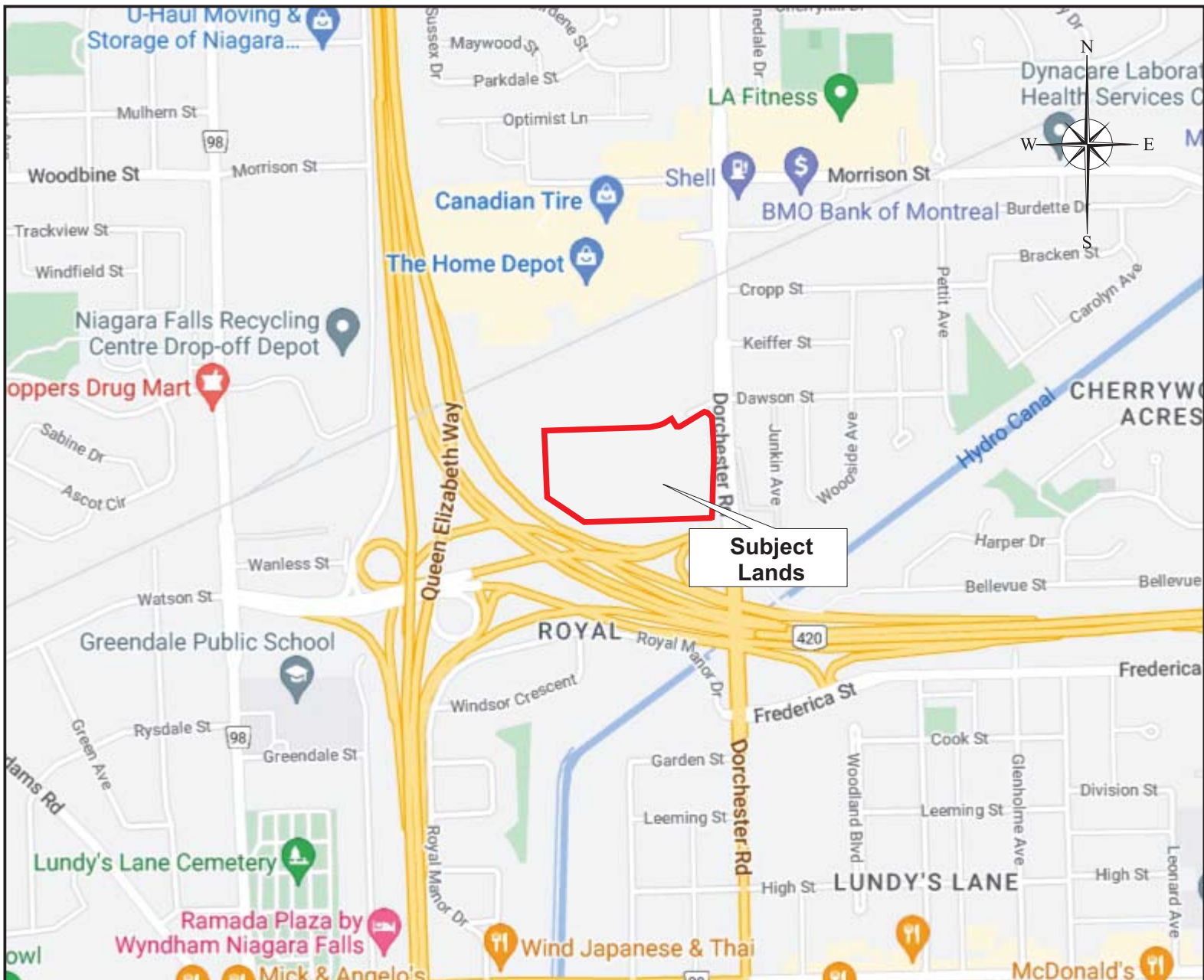


FIGURE 1
Location Map

**Environmental Impact Study
5259 Dorchester**

Prepared for:



Prepared by:



DATE: April 2025

FILE: 21034



Legend

- Property Boundary
- Other Wetland

Figure 2
Mapped Natural Heritage Features
on and Adjacent to the Subject Property

Environmental Impact Study
5259 Dorchester Road

Prepared for:



Prepared by:



April 2025

FILE: 21034

1.2 Description of Proposed Development

The proposed development on this project consists of the construction of nine buildings intended for a mix of residential and commercial uses. The proposed development also includes associated subgrade and ground level parking, as well as driveways and amenity areas. The proposed development plan is provided in Appendix A.

2.0 ENVIRONMENTAL POLICY

2.1 Provincial Policy Statement

In 2022, the Province initiated a review on approaches for leveraging the housing supportive policies of the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), removing barriers and continuing to protect the environment through a streamlined province-wide land use planning policy framework. The feedback from this review contributed to the development of the Provincial Planning Statement (PPS). The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS replaces the policies of the Provincial Policy Statement and the Growth Plan.

The intent of the PPS is to ensure that natural features and areas be protected for the long term. The PPS indicates that diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Natural heritage features and areas are defined in the PPS as those which are important for their environmental and social values as a legacy of the natural landscapes of an area and include: significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat and significant areas of natural and scientific interest.

Unless it can be demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions, development and site alteration is not permitted in or adjacent to:

- ◆ significant woodlands and valleylands south and east of the Canadian Shield;
- ◆ significant wildlife habitat;
- ◆ significant fish habitat; and
- ◆ significant areas of natural and scientific interest.

Furthermore, development and site alteration shall not be permitted on adjacent lands to the natural heritage features identified above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.2 Niagara Official Plan

The Niagara Official Plan was updated in 2022 and is intended to provide a strategic planning framework to assist with managing growth in the Region. Chapter 3 of the Official Plan outlines the objectives and policies for a Regional natural heritage system and water resource system. The natural heritage system is comprised of features such as wetlands, woodlands, valleylands, and wildlife habitat, as well as components such as linkages, buffers, supporting features and areas, and enhancement areas. The intent of the natural heritage system is to preserve and enhance the biodiversity, connectivity, and long-term ecological function of natural systems in the Region.

The water resource system is made up of both groundwater features and surface water features and areas. The intent of the water resource system is to protect the ecological and hydrological integrity of water resources and the various watersheds in the Region. The natural heritage and water resource systems are ecologically linked, rely on and support each other, and have many overlapping components.

The features and components of the natural environment system are listed in Schedule L and include significant woodlands, other woodlands, provincially significant wetlands, other wetlands and non-provincially significant wetlands, earth and life science areas of natural and scientific interest, permanent and intermittent streams, buffers, linkages and supporting areas. Schedule L includes the definitions and criteria for each of the features and components.

Mapped natural heritage features on and adjacent to the Subject Property are limited to other wetland. Not all of the features and components that make up the natural environment system can, or have been mapped, as part of the schedules to the Official Plan. Where features or components of the natural environment system listed in Schedule L are not mapped, detailed area-specific or site-specific studies such as an environmental impact study, hydrological evaluation, or sub-watershed study are required for their identification.

Where through the review of an application for development or site alteration, or through the completion of a sub-watershed study, it is found that there are features or components of the natural environment system or related ecological and/or hydrologic functions that have not been adequately mapped, evaluated, or protected, the applicant shall have an evaluation prepared by a qualified professional in consultation with the Local Area Municipality and, where appropriate, the Conservation Authority. If the evaluation finds one or more natural heritage features and areas, key natural heritage features, or key hydrologic features, the policies of this Plan will be applied to the lands under application as appropriate.

Section 3.1.4 of the Official Plan includes policies related to the refinement of Natural Environment System components. Section 3.1.4.1 states that changes to the limits or classification of individual features or components of the natural environment system identified through regional criteria may be considered through the submission of an environmental impact study and/or hydrological evaluation based on a term of reference approved by the Region, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate.

Section 3.1.4.2 goes on to state that if the change to the limit or classification of an individual feature or component of the natural environment system identified through regional criteria can be justified to the satisfaction of the Region, an amendment to this Plan shall not be required.

Section 3.1.9.5 of the Official Plan includes policies related to development and site alteration in Natural Heritage Features and Areas outside of the Provincial Natural Heritage System. Section 3.1.9.5.1 states that development and site alteration shall not be permitted in the following natural heritage features and areas:

- a) provincially significant wetlands
- b) significant coastal wetlands; and
- c) significant woodlands.

Section 3.1.9.5.2 states that development and site alteration shall not be permitted in the following natural heritage features and areas unless it has been demonstrated through the preparation of an environmental impact study that there will be no negative impacts on the natural features or their ecological functions:

- a) other woodlands;
- b) significant valleylands;
- c) significant wildlife habitat; and
- d) areas of natural and scientific interest.

Section 3.1.9.5.4 states that notwithstanding any other policies of this Plan, development and site alteration in, and adjacent to watercourses, provincially significant wetlands, and other wetlands that are regulated by the Conservation Authority, may also be subject to the regulations and land use planning policies of the Conservation Authority. When development or site alteration is proposed in or adjacent to any watercourse, provincially significant wetland, significant valleyland, or other wetland the applicant shall contact the Conservation Authority, at which time Conservation Authority staff will advise the applicant and the Region of the land use or regulatory policies that will apply.

3.1.9.5.6 Where an other wetland in a settlement area has been identified, and it is determined that it is not regulated by the Conservation Authority:

- a. the Region shall require that an evaluation be undertaken through an environmental impact study, and if required, a wetland evaluation using the Ontario Wetland Evaluation System, and/or hydrological evaluation as part of an application for development or site alteration, or through a sub-watershed study to determine the appropriate classification and protection or management of the feature;
- b. outcomes of the evaluation completed with Policy 3.1.9.5.6 a) could include the in-situ protection with appropriate buffers or incorporation of the hydrologic function into the design of the development in accordance with the following:

- i. if the other wetland is a treed community with a canopy coverage greater than 25 percent, and the other criteria for other woodlands are met, the other woodland policies of this Plan shall apply;
 - ii. ii. if the other wetland is a treed community with a canopy coverage greater than 60 percent, and the other criteria for significant woodlands are met, the significant woodland policies of this Plan shall apply;
 - iii. iii. no negative impact on the ecological function of the other wetland; and
 - iv. iv. maintain the hydrologic function of the other wetland;
- c. if the evaluation finds one or more other natural heritage features and areas, the appropriate other policies of the Plan shall be applied to the lands and natural features that are subject to the application to development or site alteration.

Polices related to buffers in settlement areas are include in section 3.1.9.10. Section 3.1.9.10.1 states that within settlement areas, mandatory buffers from natural heritage features and areas are required. The width of an ecologically appropriate buffer would be determined through an environmental impact study and/or hydrological evaluation at the time an application for development or site alteration is made, or through the completion of a sub-watershed study in support of a secondary plan or other large-scale development. The width of the buffer would be based on the sensitivity of the ecological functions from the proposed development or site alteration, and the potential for impacts to the feature and ecological functions as a result of the proposed change in land use.

Section 3.1.9.10.2 states that development or site alteration shall not be permitted in the mandatory buffer, with the exception of that described in Policy 3.1.9.6.3 or infrastructure serving the agricultural sector unless it has been demonstrated through the preparation of an environmental impact study that there will be no negative impacts and the buffer will continue to provide the ecological function for which it was intended.

Please note that as of March 31, 2025 the Niagara Official Plan is now considered an Official Plan of the local municipalities of Niagara. This plan will continue to be referred to as the Niagara Official Plan in this report.

2.3 City of Niagara Falls Official Plan

The City of Niagara Falls Official Plan has been drafted to complement the Niagara Official Plan and contains policies specific to the management of natural heritage systems. It is the intent of the Official Plan to designate lands that contribute to the natural environment of the city, either due to their ecological significance, the areas being significant due to the natural heritage features present and/or having inherent physical hazards. The purpose of identifying these lands is not only to acknowledge the need to maintain and protect these areas, but also to control development in and around these areas due to their susceptibility.

The City of Niagara Falls Official Plan defines Environmental Protection Areas (EPA) to include: Provincially Significant Wetlands, NPCA regulated wetlands greater than 2ha in size, Provincially Significant Life ANSIs, significant habitat of threatened and endangered species, floodways and erosion hazard areas and environmentally sensitive areas.

Environmental Conservation Areas (ECA) include: significant woodlands, significant valley lands, significant wildlife habitat, fish habitat, significant Life and Earth Science ANSIs, sensitive ground water areas, and locally significant wetlands or NPCA wetlands less than 2ha in size.

Schedule A-1 of the City of Niagara Falls Official Plan indicates that no portion of the property or adjacent lands has been designated Environmental Protection Area (EPA) or Environmental Conservation Area (ECA).

2.4 Niagara Peninsula Conservation Authority

The Niagara Peninsula Conservation Authority (NPCA) is responsible for the administration of Ontario Regulation 41/24 and the Conservation Authorities Act, which provides the NPCA jurisdiction to regulate development activities within and adjacent to flood and erosion hazards, valleys, watercourses and wetlands. The guiding principle of this regulation is to ensure any development work proposed within regulated areas will have no adverse impact on flooding, erosion, dynamic beaches unstable soils and bedrock.

To assist with reviewing development applications, the NPCA has created a document titled Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA 2024). The purpose of the document is to provide guidance for reviewing development applications that are located within regulated areas.

Our review of NPCA mapping indicates that no regulated features are located on or adjacent to the property. A site visit was conducted with NPCA staff on November 13, 2024, which verified that no regulated features are located on or adjacent to the property.

3.0 STUDY APPROACH

3.1 Background Review

Prior to the commencement of primary field inventories, a site visit and the review of background material available for the Subject Property and surrounding area was conducted. Some of the background information reviewed included:

- ◆ City of Niagara Falls Official Plan (City of Niagara Falls, 2019);
- ◆ Niagara Official Plan (2022);
- ◆ NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (2024);
- ◆ Data available from the Natural Heritage Information Center (NHIC);
- ◆ Background data available from the NPCA and Ministry of Natural Resources and Forestry (MNRF);

- ◆ Niagara Natural Areas Inventory 2006-2009 (NPCA 2010);
- ◆ Ontario Reptile and Amphibians Atlas (Ontario Nature);
- ◆ Ontario Butterfly Atlas (Toronto Entomologists' Association);
- ◆ Atlas of Breeding Birds of Ontario (Birds Canada); and
- ◆ Recent and historical aerial photographic imagery.

3.2 Field Inventories

To assess the extent of potential natural heritage features on the property, the following inventories and assessments were conducted on the Subject Property per the Terms of Reference (see Appendix B):

- 1) Summer and fall botanical inventories of the property;
- 2) Assessment of the vegetation communities on the properties using the Ecological Land Classification System for Southern Ontario (ELC);
- 3) Incidental observations of wildlife, including active hand searches for reptiles and amphibians; and
- 4) An assessment of potential bat habitat on the property using methods outlined by MNRF.

The methods employed for each of the above components are provided in the appropriate sections below.

4.0 STUDY FINDINGS

4.1 Botanical Inventories and Vegetation Mapping

Botanical inventories of the Subject Property were completed on July 29, 2021 and October 15, 2024. Vegetation communities (ELC units – following Lee et al. 1998) were mapped and described, and a vascular plant checklist was compiled. Species status was assessed for Ontario (using NHIC information) and the Niagara Region (Oldham 2010).

Vegetation communities are described below and illustrated on Figure 3. A vascular plant checklist is provided in Appendix C and photos illustrating the vegetation conditions on the property are provided in Appendix D.

4.1.1 Botanical Inventories

A total of 118 plant species were documented on the Subject Property during our inventories. No species considered at risk in Ontario were identified on the property, and no provincially or locally rare species were observed.

4.1.2 Vegetation Communities

Vegetation over much of the property consists of open meadow communities, which have established in areas not previously used for parking, driveways or buildings. Previously agricultural uses and the disturbed nature of this property has resulted in some areas of historical

filling and is reflected in the vegetation present on the property. The extent of vegetation communities is illustrated in Figure 3 and described below.

Dry - Moist Old Field Meadow Type (CUM1-1)

The principal vegetation community on the property was described as Dry - Moist Old Field Meadow Type (CUM1-1). Non-native, cool season grasses such as Orchard Grass, Kentucky Bluegrass, Quack Grass and Fescue dominate many areas associated with former mowed lawns, while typical meadow forbs such as Tall Goldenrod, New England Aster, Panicked Aster, Wild Carrot, Knapweed, Thistles and Common Teasel dominate the rear portion of the property.

The portion of the meadow community along the south property line also contains an abundance of low-lying Grey Dogwood and Common Buckthorn shrubs, along with a small stand of Black Locust.

Mineral Cultural Thicket Ecosite (CUT1)

Located west of the property is a community described as Mineral Cultural Thicket Ecosite (CUT1). Grey Dogwood and Common Buckthorn dominate this community, along with Hawthorn species, Staghorn Sumac, Riverbank Grape and Multiflora Rose. Younger Green Ash and American Elm also occur in the shrub layer of this thicket.

Non-native, cool season grasses and Tall Goldenrod co-dominate the ground layer in areas open to sun, along with an abundance of Hairy Aster, New England Aster, Panicked Aster and Grass-leaved Goldenrod. The ground layer is sparse in places where it is heavily shaded by woody vegetation.

4.2 Wildlife and Wildlife Habitat

4.2.1 Assessment of Potential Bat Roosting Habitat

During the summer, bat species often roost in a variety of treed habitats, as well as abandoned buildings, barns and attics. In treed habitats, cavities in trees, loose bark, foliage and other cover objects are used for roosting. Bats typically forage in a variety of habitats where flying insects and spiders are present, often in association with wetlands, ponds and streams. Local overwintering typically occurs in caves.

An assessment of potential bat roosting habitat was conducted on April 15, 2021 following MNRF (2017). No woodlands are located on or adjacent to the property and none of the scattered trees on this property exhibited cavities or features that would provide significant roosting habitat opportunities



Legend

- Property Boundary
- CUM1-1** Dry - Moist Old Field Meadow Type
- CUT1** Mineral Cultural Thicket Ecosite

Figure 3
Extent of Vegetation Communities
on and adjacent to the Subject Property

Environmental Impact Study
5259 Dorchester Road

Prepared for:



Prepared by:



April 2025

FILE: 21034

4.2.2 Incidental Wildlife Observations

Wildlife observations and signs were recorded during site visits conducted on April 15, May 14, and July 29, 2021, as well as October 15, 2024. Observations were limited to Grey Squirrel and Eastern Cottontail.

5.0 Assessment of Significant Natural Heritage Features

5.1 Species at Risk

5.1.1 Significant Habitat of Endangered and Threatened Species

No Endangered or Threatened species were documented on the property during our assessments.

A review of information available from the Natural Heritage Information Center (NHIC) indicates that Endangered species known to occur in the vicinity of the property includes Round Hickorynut, Eastern Pondmussel and American Chestnut. Typical habitats for these species are not present on the Subject Property.

Data available from the NHIC also indicates that three Threatened species are known to occur in the area. These species are American Water-willow, Deerberry and White Wood Aster. Potential habitat for White Wood Aster and American Water-willow is not present on or adjacent to the property and neither of these species were observed during inventories. Additionally, Deerberry, or the Oak or Pine species typically associated with this species, are not present on the property.

A Species at Risk Screening was completed for this property using data previously provided by the MNRF. This assessment indicates that habitat for species at risk known to occur in the City of Niagara Falls is not present on or adjacent to the property (see Appendix E).

Based on this assessment, habitat for Endangered and Threatened Species is not present on or adjacent to the property.

5.1.2 Other Potential Species of Conservation Concern

Data available from the NHIC indicates that one Species of Special Concern (Grass Pickerel) is known to occur in the vicinity of the property. Potential habitat for Grass Pickerel is not present on or adjacent to the Subject Property.

Based on this assessment, habitat for Special Concern Species is not present on or adjacent to the property.

5.2 Significant Wildlife Habitat

The SWH Criteria Schedule for Ecoregion 7E (OMNRF 2015) identifies four main types of significant wildlife habitat (SWH): seasonal concentrations areas, rare vegetation communities, specialized wildlife habitat and habitats of Species of Conservation Concern. These are

discussed below in relation to the natural features on and adjacent to the site and a summary is provided in Appendix F.

5.2.1 Seasonal Concentration Areas

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E identifies 14 types of seasonal concentrations of animals that may be considered significant wildlife habitat. These include, but are not limited to:

- Waterfowl Stopover and Staging Areas (Aquatic and Terrestrial);
- Shorebird Migratory Stopover Area;
- Raptor Wintering Area;
- Bat Hibernacula;
- Bat Maternity Colonies;
- Turtle Wintering Areas;
- Reptile Hibernaculum;
- Colonially -Nesting Bird Breeding Habitat (Bank and Cliff);
- Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs);
- Colonially -Nesting Bird Breeding Habitat (Ground);
- Migratory Butterfly Stopover Areas;
- Landbird Migratory Stopover Areas; and
- Deer Winter Congregation Areas.

Potential seasonal concentration areas were not identified on the Subject Property.

5.2.2 Rare Vegetation Communities

Rare vegetation communities often contain rare species, which depend on such habitats for their survival and cannot readily move to or find alternative habitats. Those areas that qualify as rare habitats are assigned an SRank of S1, S2 or S3 by the Natural Heritage Information Center (NHIC).

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E identifies 7 specialized habitats that may be considered significant wildlife habitat. They are:

- Cliffs and Talus Slopes;
- Sand Barren;
- Alvar;
- Old Growth Forest;
- Savannah;
- Tallgrass Prairie; and
- Other Rare Vegetation Communities.

The cultural meadow vegetation community on the property does not qualify as a rare vegetation community and no rare vegetation communities are known to occur in the vicinity of the property.

5.2.3 Specialized Habitats of Wildlife considered SWH

Some wildlife species require specialized habitat types for their long-term survival and many wildlife species require substantial areas of suitable habitat for successful breeding. Their populations are at risk of decline when habitat becomes fragmented or reduced in size

Specialized habitats for wildlife include:

- Waterfowl Nesting Area;
- Bald Eagle and Osprey Nesting, Foraging and Perching Habitat;
- Woodland Raptor Nesting Habitat;
- Turtle Nesting Areas;
- Seeps and Springs;
- Amphibian Breeding Habitat (Woodland);
- Amphibian Breeding Habitat (Wetlands); and
- Woodland Area-Sensitive Bird Breeding Habitat.

No specialized habitats for wildlife are present on the Subject Property.

5.2.4 Habitats of Species of Conservation Concern considered SWH

Habitats of Species of Conservation Concern include wildlife species that are listed as Special Concern or rare, that are declining, or are featured species. Habitats of Species of Conservation Concern do not include habitats of Endangered or Threatened species as identified by the Endangered Species Act. The following habitats are considered candidate SWH:

- Marsh Breeding Bird Habitat;
- Open Country Bird Breeding Habitat;
- Shrub/Early Successional Bird Breeding Habitat;
- Terrestrial Crayfish; and
- Special Concern and Rare Wildlife Species.

No portion of the property is providing habitat for Special Concern Species.

5.2.5 Animal Movement Corridors

The SWHTG defines animal movement corridors as elongated, naturally vegetated parts of the landscape used by animals to move from one habitat to another. To qualify as significant wildlife habitat, these corridors should be a critical link between habitats that are regularly used by wildlife.

Based on our review of the background mapping and aerial photographic imagery, the Subject Property is generally surrounded by urban land uses. As a result, this property does not provide a linkage between natural areas.



Legend

— Property Boundary

Figure 4
Proposed Development on
the Subject Property

Environmental Impact Study
5259 Dorchester Road

Prepared for:



Prepared by:



April 2025

FILE: 21034

5.3 Significant and Other Wetlands

Background mapping indicates that a portion of the western end of the property and lands to the west have been identified as Other Wetland by Niagara Region. Our assessments indicate that vegetation on the west end of the property consists of meadow, which was not consistent with wetland.

Ministry of Transportation lands west of the property were not surveyed extensively as part of this project, however the lands adjacent to the Subject Property were described as cultural thicket, which is also not considered to be a wetland vegetation community.

Based on our assessments, no wetlands are located on the property and no significant or other wetlands are located in close proximity to the property.

5.4 Significant and Other Woodlands

Although a small cluster of Black Locust are located on and adjacent to the southern portion of the property, no woodland vegetation communities are located on or adjacent to the property. Therefore, no portion of the property is considered Significant or Other Woodland.

5.5 Watercourses

Background mapping available for this property indicates that no watercourses are located on or adjacent to the property. Our assessment confirms that no watercourses are present on the property.

6.0 POTENTIAL ECOLOGICAL IMPACTS

The proposed development on this project consists of the construction of nine buildings intended for a mix of residential and commercial uses. The proposed development also includes associated subgrade and ground level parking, as well as driveways and amenity areas. The development plan is located in Appendix A and on Figure 4.

6.1 Direct Impacts

Our review of background information indicates that no significant natural heritage features are located on or adjacent to the Subject Property. Our assessment of the Subject Property confirms that no natural heritage features are located on the property and no portion of the property meets the criteria to be considered EPA or ECA.

Although no portion of the property is considered to be ECA or EPA, future development on this property will require the removal of vegetation, which has the potential to impact wildlife species using the property. To minimize impacts to wildlife, it is recommended that vegetation removal be conducted outside of the normal breeding bird season, which is considered to be approximately mid-April to mid-August for potential habitat available on the property.

6.6 Indirect Impacts

As no natural heritage features are located on or adjacent to the property, no indirect impacts to EPA's or ECA's will occur as part of this project. Mitigation measures to be considered as part of this project are provided below.

7.0 MITIGATION MEASURES

It is recommended that the following mitigation measures be considered during the completion of final designs, site preparation and construction on the Subject Property:

- The removal of trees and vegetation should be timed to minimize impacts on any wildlife species. It is recommended that tree removal be completed prior to April 15 or after August 15 to minimize impacts to bird species that may be utilizing the property.
- Any native trees not required to be removed for construction or safety should be maintained on site where possible.
- Tree hoarding should be installed as needed adjacent to any trees to be retained to ensure critical roots are not compacted or injured.
- Adequate sediment and erosion controls should be installed prior to any construction or site alteration works on the Subject Property to prevent sediment from being mobilized and leaving the work area.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Colville Consulting Inc. was retained to complete an Environmental Impact Statement to assess the extent of potential natural heritage features on the 5259 Dorchester Road property, as well as assess potential impacts associated with the construction of a mixed used development on the property. Based on this assessment, no portion of the property or adjacent lands contains a natural heritage feature consistent with an EPA or ECA. Although no portion of the property is considered to be a natural heritage feature, it is recommended that the above noted mitigation measures be implemented during final design and construction on the property.

Based on this assessment, it is our conclusion that the proposed development is consistent with applicable policies of the Niagara Region Official Plan, City of Niagara Falls Official Plan and NPCA land use policies.

Respectfully submitted by:



Ian Barrett, M.Sc.
Colville Consulting Inc.

9.0 LITERATURE CITED

City of Niagara Falls. 2019. Consolidated Official Plan for the City of Niagara Falls. City of Niagara Falls. 380pp.

Lee, H.T., W.D. Bakowsky, J.L. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Community Classification for Southern Ontario: First Approximation and Its Application. Ontario Ministry of Natural Resources, Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-02.

Ministry of Municipal Affairs and Housing. 2024. Provincial Planning Statement. Queen's Printer for Ontario, Ontario, Canada.

Niagara Peninsula Conservation Authority. 2024. Niagara Peninsula Conservation Authority Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority.

Oldham, M.J. and S.R. Brinker. 2009. Rare Vascular Plants of Ontario, Fourth Edition. Ontario Ministry of Natural Resources, Peterborough, Ontario. 188 pp.

Oldham, M.J. 2010. Checklist of the Vascular Plants of Niagara Regional Municipality Ontario. Section 9.0 in Niagara Region Natural Areas Inventory, Volume 2. Niagara Peninsula Conservation Authority. 428pp.

Ontario Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules For Ecoregion 7E. Ontario Ministry of Natural Resources and Forestry. 40 pp.

Ontario Ministry of Natural Resources. 2010. Natural Heritage Reference Manual for natural heritage policies of the Provincial Policy Statement, 2005. Second Edition. Toronto, ON: Queen's Printer for Ontario. 248 pp.

Ontario Ministry of Natural Resources and Forestry. 2017. Survey Protocol for Species at Risk Bats within Treed Habitats - Little Brown Myotis, Northern Myotis & Tri-Colored Bat. Ontario Ministry of Natural Resources and Forestry Guelph District. 13pp.

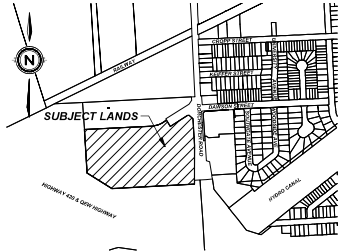
Ontario Ministry of Natural Resources and Forestry. 2018. City of Niagara Falls SAR. Guelph, ON: Ontario Ministry of Natural Resources, Guelph District. 3 pp.

Regional Municipality of Niagara. 2022. Niagara Official Plan May 2024 Consolidation.

Appendix A

Development Plans

<u>SITE STATS</u>	
BUILDING	LOT COVERAGE, (includes canopies, projections)
BUILDING #1	1605.60
BUILDING #2	1401.30
BUILDING #3	1401.30
BUILDING #4	2889.00
BUILDING #5	3084.30
BUILDING #6	2889.00
BUILDING #7	3586.10
BUILDING #8	3586.10
MAINT./STORAGE	1761.30
TOTAL	22204.00m²



SITE STATISTICS		
AREA	Ha.	% COVERAGE
BUILDING	2.220	29.43
ROAD/DRIVEWAY/PARKING	1.972	26.14
LANDSCAPING	3.352	44.43
TOTAL	7.544	100.00
UNITS		1782
BLDG. AMENITY AREA (INDOOR/OUTDOOR)		35,767.34m ²
OUTDOOR AMENITY AREA		5,343.03m ²
COMMODAL AREA TOTAL		1,822.11m ²
DEVELOPABLE AREA		7.544 Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		236.21/1/Ha.
REQUIRED PARKING		
1.4 Spaces/Residential Unit		2495 Spaces
1.5 Spaces per 250m ² Commercial		276 Spaces
TOTAL REQUIRED PARKING		2771 Spaces
REQUIRED ACCESSIBLE PARKING (1:11.1% of required)		37 Spaces
REQUIRED LOADING AREAS		4 Spaces
PROPOSED PARKING SURFACE		
		307 Spaces
		(Includes
		6 accessible,
		9 non-essential)
UNDERGROUND (Includes 35 accessible)		2045 Spaces
TOTAL PROPOSED PARKING		2952 Spaces
PROPOSED ACCESSIBLE SPACES		41 Spaces
PROPOSED LOADING AREAS		14 Spaces
BICYCLE PARKING REQUIRED & PROVIDED (See chart)		

[illegible]

Appendix B

Terms of Reference

April 15, 2021

Ms. Cara Lampman
Manager Environmental Planning
Regional Municipality of Niagara
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

Dear Ms. Lampman,

**Re: Natural Heritage Constraints Assessment Terms of Reference – 5259 Dorchester Road,
City of Niagara Falls**

Colville Consulting Inc. was retained by Panoramic Properties Ltd. to complete a Natural Heritage Constraints Assessment for the property located at 5259 Dorchester Road, the City of Niagara Falls (hereafter referred to as the Subject Property). This Terms of Reference (ToR) has been prepared to outline inventories and assessments to be completed as a part of the preparation of a constraints assessment to delineate the extent of any natural heritage features on the property.

PROPERTY DESCRIPTION

The Subject Property is located west of Dorchester Road, north of Highway 420, in the City of Niagara Falls, and has been assigned the municipal address of 5259 Dorchester Road. The location of the property is illustrated in Figure 1. The property is irregularly shaped and measures approximately 7.55ha (18.7 acres) in size.

Our preliminary assessment of the property indicates that a large portion of this parcel was previously paved as part of a past land use. Our review of background air photos indicates that the former structures on the property were removed between 2002 and 2006, with the asphalt more recently removed and stockpiled on site. Air photos indicate that scattered landscape trees were located in proximity to paved areas, however aside from a few isolated trees on the perimeter of the property, no trees or shrubs are currently located on the parcel.

Background mapping available for the property indicates that no natural heritage features have been identified on or adjacent to the property, however a small cultural thicket is located on Ministry of Transportation lands to the west of the parcel (see Figure 2).

PROPOSED DEVELOPMENT

Proposed development on the Subject Property has yet to be determined. The intent of this assessment is to delineate the extent of any potential natural heritage features on the property, which will then inform future development plans for the property.

PROPOSED SCOPE OF WORK

As described above, no natural heritage features are located on or adjacent to these lands. Additionally, it is not likely that any portion of the property is providing Significant Wildlife

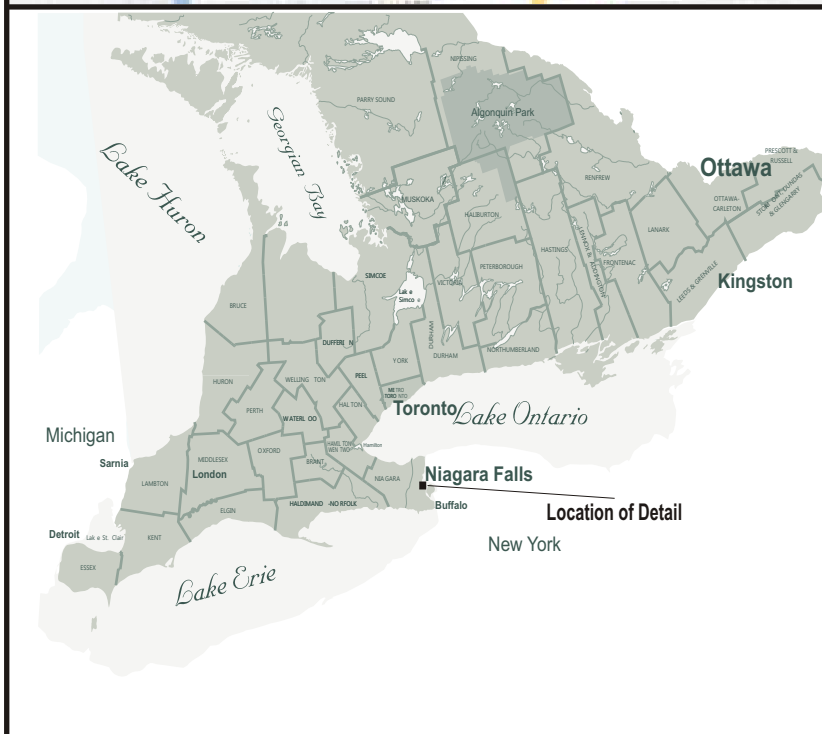
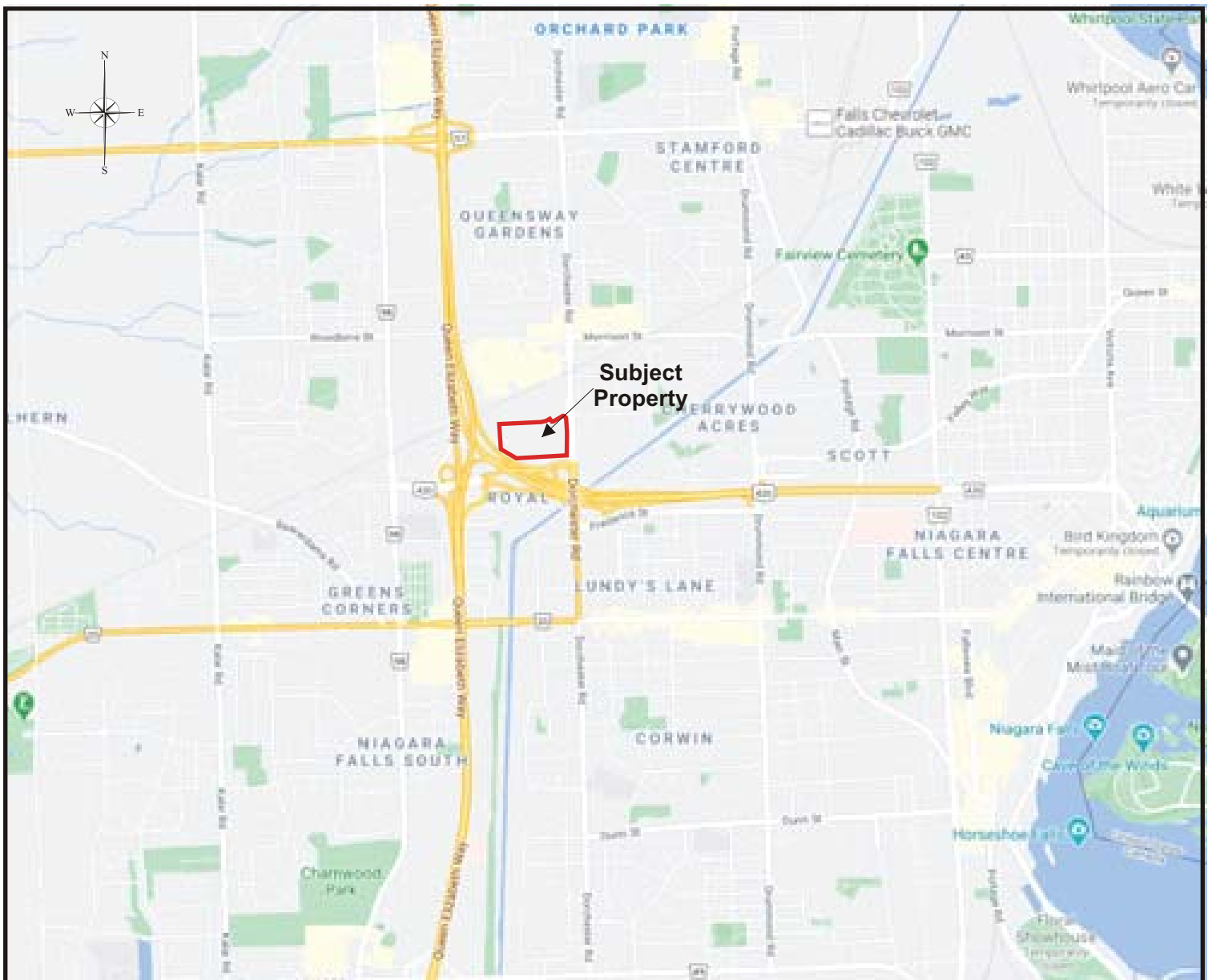


Figure 1
Location of Subject Property

Natural Heritage Constraints Assessment
5259 Dorchester Road

Prepared for:



Prepared by:



April 2021

FILE: 21034



Legend

- Property Boundary
- CUT1** Mineral Cultural Thicket Ecosite

Figure 2
Mapped Natural Heritage Features
on and adjacent to the Subject Lands

Natural Heritage Constraints Assessment
5259 Dorchester Road

Prepared for:



Prepared by:



April 2021

FILE: 21034

Habitat or habitat for species at risk. A screening for potential Significant Wildlife Habitat and habitat for species at risk are provided in Appendix A and B.

Our assessment of the property indicates that isolated trees are located along the perimeter of the property, with the remainder of the site consisting of either compacted crushed stone, asphalt or mowed vegetation. In order to characterize vegetation and site conditions on the property, our assessment will consist of the following assessments.

- 1) Single season botanical inventory of the property, with the inventory to be conducted in the late-spring or early summer;
- 2) Describe vegetation communities on the Subject Property using the Ecological Land Classification System for Southern Ontario; and
- 3) Document incidental wildlife observations during site visits.

Once completed, the vegetation communities and potential habitat conditions on the property will be assessed in the context of applicable policies of the Niagara Region and City of Niagara Falls.

The constraints assessment will also provide federal, provincial and local status/designation of each species observed.

I trust this Terms of Reference and scope of work is satisfactory to the Niagara Region and City of Niagara Falls. Please do not hesitate to contact the undersigned at 905-931-4262 should you have any questions regarding this matter. Alternatively you can reach me by email at ian@colvilleconsultinginc.com.

Yours sincerely,



Ian Barrett, M.Sc.
Colville Consulting Inc.

Appendix A

Significant Wildlife Habitat Screening

Assessment of potential Significant Wildlife Habitat on the Dorchester Road property.

Significant Wildlife Habitat (SWH) Type	Known or Candidate SWH present/absent	Rationale
SEASONAL CONCENTRATION AREAS OF ANIMALS		
Waterfowl Stopover and Staging Areas	Absent	Suitable habitat not present on Subject Property
Shorebird Migratory Stopover Area	Absent	Suitable habitat not present on Subject Property
Raptor Wintering Area	Absent	Suitable habitat not present on Subject Property
Bat Hibernacula	Absent	Suitable overwintering habitat not present on Subject Property
Bat Maternity Colonies	Absent	Suitable habitat not present on Subject Property
Turtle Wintering Areas	Absent	Suitable habitat not present on Subject Property
Reptile Hibernaculum	Absent	Suitable habitat not present on Subject Property
Colonially -Nesting Bird Breeding Habitat (Bank and Cliff)	Absent	Suitable habitat not present on Subject Property
Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs)	Absent	Suitable habitat not present on Subject Property
Colonially -Nesting Bird Breeding Habitat (Ground)	Absent	Suitable habitat not present on Subject Property
Migratory Butterfly Stopover Areas	Absent	Suitable habitat not present on Subject Property
Landbird Migratory Stopover Areas	Absent	Suitable habitat not present on Subject Property
Deer Winter Congregation Areas	Absent	Suitable habitat not present on Subject Property
RARE VEGETATION COMMUNITIES		
Cliffs and Talus Slopes	Absent	Habitat type not present on Subject Property
Sand Barren	Absent	Habitat type not present on Subject Property
Alvar	Absent	Habitat type not present on Subject Property
Old Growth Forest	Absent	Habitat type not present on Subject Property
Savannah	Absent	Habitat type not present on Subject Property
Tallgrass Prairie	Absent	Habitat type not present on Subject Property
Other Rare Vegetation Communities	Absent	Rare vegetation communities not present on Subject Property
SPECIALIZED HABITATS OF WILDLIFE CONSIDERED SWH		

Waterfowl Nesting Area	Absent	Suitable habitat not present on Subject Property
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Absent	Suitable habitat not present on Subject Property
Woodland Raptor Nesting Habitat	Absent	Suitable habitat not present on Subject Property
Turtle Nesting Areas	Absent	Suitable habitat not present on Subject Property
Seeps and Springs	Absent	Suitable habitat not present on Subject Property
Amphibian Breeding Habitat (Woodland)	Absent	Suitable habitat not present on Subject Property
Amphibian Breeding Habitat (Wetlands)	Absent	Suitable habitat not present on Subject Property
Woodland Area-Sensitive Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
HABITATS OF SPECIES OF CONSERVATION CONCERN CONSIDERED SWH		
Marsh Breeding Bird Habitat	Absent	Suitable habitat not present on Subject Property
Open Country Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
Shrub/Early Successional Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
Terrestrial Crayfish	Absent	Suitable habitat not present on Subject Property
Special Concern and Rare Wildlife Species	Absent	Suitable habitat not present on Subject Property
ANIMAL MOVEMENT CORRIDORS		
Amphibian Movement Corridors	Absent	Suitable habitat not present on Subject Property
Bat Migratory Stopover Area	Absent	Suitable habitat not present on Subject Property

Please note the above SWH criteria are based on guidance provided by the Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E and modified to be specific for the Subject Property.

Appendix B

Species at Risk Screening

Niagara Falls

Species At Risk Designations

ENDANGERED	
THREATENED	
SPECIAL CONCERN	
EXTIRPATED	

AMPHIBIANS		ESA Protection	Key Habitats Used By Species	Subject Property
Allegheny Mountain Dusky Salamander (<i>Desmognathus ochrophaeus</i>)	Known to Occur	Species and General Habitat Protection	Generally found near forested brooks, springs, or seeps. It uses this habitat to forage, as well as for overwintering and brooding. It nests in springs and seeps. Shelter is provided in wet cavities along stream edges or seeps, or under stones, leaf litter, or logs.	Breeding and overwintering habitat not present on property.
Northern Dusky Salamander (<i>Desmognathus fuscus</i>)	Known to Occur	Species and General Habitat Protection	Generally prefer rocky woodland streams, seepages, and springs where water is running or trickling	Breeding and overwintering habitat not present on property.

BIRDS		ESA Protection	Key Habitats Used By Species	Subject Property
Acadian Flycatcher (<i>Empidonax virescens</i>)	Known to Occur	Species and General Habitat Protection	Generally requires large areas of mature, undisturbed forest; avoids the forest edge; often found in well wooded swamps and ravines	Suitable breeding habitat not present on property.
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Known to Occur	N/A	Prefers deciduous and mixed-deciduous forest; and habitat close to water bodies such as lakes and rivers. They roost in super canopy trees such as Pine.	Suitable breeding habitat not present on property.
Bank Swallow (<i>Riparia riparia</i>)	Known to Occur	Species and General Habitat Protection	It nests in a wide variety of naturally and anthropogenically created vertical banks, which often erode and change over time including aggregate pits and the shores of large lakes and rivers.	Suitable breeding habitat not present on property.
Barn Swallow (<i>Hirundo rustica</i>)	Known to Occur	Species and General Habitat Protection	Prefers farmland; lake/river shorelines; wooded clearings; urban populated areas; rocky cliffs; and wetlands. They nest inside or outside buildings; under bridges and in road culverts; on rock faces and in caves etc.	Potential breeding habitat present not present on property.
Bobolink (<i>Dolichonyx oryzivorus</i>)	Known to Occur	Species and General Habitat Protection	Generally prefers open grasslands and hay fields. In migration and in winter uses freshwater marshes and grasslands	Suitable breeding habitat not present on property.
Chimney Swift (<i>Chaetura pelagica</i>)	Known to Occur	Species and General Habitat Protection	Historically found in deciduous and coniferous, usually wet forest types, all with a welldeveloped, dense shrub layer; now most are found in urban areas in large uncapped chimneys	Suitable breeding habitat not present on property.
Common Nighthawk (<i>Chordeiles minor</i>)	Known to Occur	N/A	Generally prefer open, vegetation-free habitats, including dunes, beaches, recently harvested forests, burnt-over areas, logged areas, rocky outcrops, rocky barrens, grasslands, pastures, peat bogs, marshes, lakeshores, and river banks. This species also inhabits mixed and coniferous forests. Can also be found in urban areas (nest on flat roof-tops)	Typical breeding habitat not present on property.
Eastern Meadowlark (<i>Sturnella Magna</i>)	Known to Occur	Species and General Habitat Protection	Generally prefers grassy pastures, meadows and hay fields. Nests are always on the ground and usually hidden in or under grass clumps.	Suitable breeding habitat not present on property.
Eastern Whip-poor-will (<i>Caprimulgus vociferus</i>)	Known to Occur	Species and General Habitat Protection	Generally prefer semi-open deciduous forests or patchy forests with clearings; areas with little ground cover are also preferred; In winter they occupy primarily mixed woods near open areas.	Suitable breeding habitat not present on property.
Eastern Wood-Pewee (<i>Contopus virens</i>)	Known to Occur	N/A	Associated with deciduous and mixed forests. Within mature and intermediate age stands it prefers areas with little understory vegetation as well as forest clearings and edges.	Typical breeding habitat not present on property.

Golden-winged Warbler (<i>Vermivora chrysoptera</i>)	Known to Occur	N/A	Generally prefer areas of early successional vegetation, found primarily on field edges, hydro or utility right-of-ways, or recently logged areas.	Suitable breeding habitat not present on property.
Henslow's Sparrow (<i>Ammodramus henslowii</i>)	Historically Known to Occur	<i>Species and General Habitat Protection</i>	Generally found in old fields, pastures and wet meadows. They prefer areas with dense, tall grasses, and thatch, or decaying plant material	Suitable breeding habitat not present on property.
Least Bittern (<i>Ixobrychus exilis</i>)	Known to Occur	<i>Species and General Habitat Protection</i>	generally located near pools of open water in relatively large marshes and swamps that are dominated by cattail and other robust emergent plants	Suitable breeding habitat not present on property.
Northern Bobwhite (<i>Colinus virginianus</i>)	Historically Known to Occur	<i>Species and General Habitat Protection</i>	Generally inhabits a variety of edge and grassland type - habitats including nonintensively farmed agricultural lands.	Suitable breeding habitat not present on property.
Peregrine Falcon (<i>Falco peregrinus</i>)	Known to Occur	N/A	Generally nest on tall, steep cliff ledges adjacent to large waterbodies; some birds adapt to urban environments and nest on ledges of tall buildings, even in densely populated downtown areas.	Suitable breeding habitat not present on property.
Red-Headed Woodpecker (<i>Melanerpes erythrocephalus</i>)	Known to Occur	N/A	Generally prefer open oak and beech forests, grasslands, forest edges, orchards, pastures, riparian forests, roadsides, urban parks, golf courses, cemeteries, as well as along beaver ponds and brooks	Suitable breeding habitat not present on property.
Wood Thrush (<i>Hylocichla mustelina</i>)	Known to Occur	N/A	Nests mainly in second-growth and mature deciduous and mixed forests, with saplings and well-developed understory layers. Prefers large forest mosaics, but may also nest in small forest fragments.	Typical breeding habitat not present on property.
Yellow-breasted Chat (<i>Icteria virens</i>)	Known to Occur	<i>Species and General Habitat Protection</i>	Generally prefer dense thickets around wood edges, riparian areas, and in overgrown clearings	Suitable breeding habitat not present on property.

FISH		Key Habitats Used By Species		Subject Property
American Eel (<i>Anguilla rostrata</i>)	Known to Occur	<i>Species and General Habitat Protection</i>	All fresh water, estuaries and coastal marine waters that are accessible to the Atlantic Ocean; 12-mile Creek watershed and Lake Ontario	Potential habitat not present in vicinity of property.
Grass Pickerel (<i>Esox americanus vermiculatus</i>)	Known to Occur	N/A	Generally occur in wetlands with warm, shallow water and an abundance of aquatic plants; occur in the St. Lawrence River, Lake Ontario, Lake Erie, and Lake Huron	Potential habitat not present in vicinity of property.
Greater Redhorse (<i>Moxostoma valenciennesi</i>)	Known to Occur (S3)	N/A	Moderate to swift current riffles, runs and pools of medium to large rivers with clear water and substrates of gravel, cobble or boulders; lakes	Potential habitat not present in vicinity of property.
Lake Chubsucker (<i>Erimyzon sucetta</i>)	Known to Occur	<i>Species and General Habitat Protection</i>	Generally prefer marshes, wetlands and lakes with clear, still waters and abundant aquatic plants	Potential habitat not present in vicinity of property.
Lake Sturgeon (<i>Acipenser fulvescens</i>)	Known to Occur	<i>Species and General Habitat Protection</i>	Generally inhabits the bottoms of shallow areas of large freshwater lakes and rivers	Potential habitat not present in vicinity of property.

INSECTS		ESA Protection	Key Habitats Used By Species		Subject Property
Monarch Butterfly (<i>Danaus plexippus</i>)	Known to Occur	N/A	Exist primarily wherever milkweed and wildflowers exist; abandoned farmland, along roadsides, and other open spaces		Suitable habitat not present on property.
Rusty-patched Bumble Bee (<i>Bombus affinis</i>)	Formerly Occurred and May Still Occur	<i>Species and General Habitat Protection</i>	Generally inhabits a range of diverse habitats including mixed farmland, sand dunes, marshes, urban and wooded areas. It usually nests underground in abandoned rodent burrows		Suitable habitat not present on property.

West Virginia White (<i>Pieris virginianensis</i>)	Known to Occur	N/A	Generally prefer moist, deciduous woodlands. The larvae feed only on the leaves of the two-leaved toothwort (<i>Cardamine diphylla</i>), which is a small, spring-blooming plant of the forest floor.	Suitable habitat not present on property.
MAMMALS		ESA Protection	Key Habitats Used By Species	Subject Property
Gray Fox (<i>Urocyon cinereoargenteus</i>)	Suspected to Occur	Species and General Habitat Protection	Generally prefers deciduous forests, marshes, swampy areas, and urban areas	Suitable habitat not present on property.
Eastern small-footed Myotis (<i>Myotis leibii</i>)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: primarily under loose rocks on exposed rock outcrops, crevices and cliffs, and occasionally in buildings, under bridges and highway overpasses and under tree bark.	Potential roosting or maternal habitat not present on property.
Little Brown Myotis (<i>Myotis lucifugus</i>)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 Maternal Roosts: Often associated with buildings (attics, barns etc.). Occasionally found in trees (25-44 cm dbh).	Potential roosting or maternal habitat not present on property.
Northern Myotis (<i>Myotis septentrionalis</i>)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: Often associated with cavities of large diameter trees (25-44 cm dbh). Occasionally found in structures (attics, barns etc.)	Potential roosting or maternal habitat not present on property.
Tri-colored Bat (<i>Perimyotis subflavus</i>)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: Can be in trees or dead clusters of leaves or arboreal lichens on trees. May also use barns or similar structures.	Potential roosting or maternal habitat not present on property.
MOSESSES		ESA Protection	Key Habitats Used By Species	Subject Property
Spoon-leaved Moss (<i>Bryoandersonia illecebra</i>)	Known to Occur	Species and General Habitat Protection	Generally found in deciduous forests; found on soil that is in or near flat, low-lying, seasonally wet areas.	Suitable habitat not present on property.
MUSSELS		ESA Protection	Key Habitats Used By Species	Subject Property
Eastern Pondmussel (<i>Ligumia nasuta</i>)	Known to Occur	Species and General Habitat Protection	Sheltered areas of lakes and in slow-moving areas of rivers and canals with sand or mud bottoms.	Suitable habitat not present on property.
PLANTS		ESA Protection	Key Habitats Used By Species	Subject Property
American Chestnut (<i>Castanea dentata</i>)	Known to Occur	Species and General Habitat Protection	Found in deciduous forest communities; this tree prefers acid forests with acid and sandy soils.	Suitable habitat not present on property.
American Ginseng (<i>Panax quinquefolius</i>)	Known to Occur	Species and General Habitat Protection	Grows in rich, moist, undisturbed and relatively mature deciduous woods in areas of neutral soil (such as over limestone or marble bedrock).	Suitable habitat not present on property.
American Water-willow (<i>Justicia americana</i>)	Known to Occur	Species and General Habitat Protection	Generally grows along shorelines and sometimes in nearby wetlands, as well as along streams where the bottom is composed of gravel, sand or organic matter.	Suitable habitat not present on property.
Black Gum (<i>Nyssa sylvatica</i>)	Known to Occur (S3)	N/A	Dry to wet woods and savannahs.	Suitable habitat not present on property.

Butternut (<i>Juglans cinerea</i>)	Known to Occur	Species and General Habitat Protection	Generally grows in rich, moist, and well-drained soils often found along streams. It may also be found on well-drained gravel sites, especially those made up of limestone. It is also found, though seldomly, on dry, rocky and sterile soils. In Ontario, the Butternut generally grows alone or in small groups in deciduous forests as well as in hedgerows	Typical habitat not present on property.
Common Hoptree (<i>Ptelea trifoliata</i>)	Known to Occur	Species and General Habitat Protection	Generally grows in sandy soils in areas with a lot of natural disturbance - such as the outer edge of shoreline vegetation, sand spits, and sand points.	Suitable habitat not present on property.
Deerberry (<i>Vaccinium stamineum</i>)	Known to Occur	Species and General Habitat Protection	Generally occurs on sandy and welldrained soil, often in dry open woodlands (Niagara Gorge)	Suitable habitat not present on property.
Deer Tongue Panic Grass (<i>Dichanthelium clandestinum</i>)	Known to Occur (S2)	N/A	Usually in moist and often sandy ground: floodplains and thickets on stream banks; aspen forests, borders, and clearings; marshy ground, ditches.	Suitable habitat not present on property.
Drooping Trillium (<i>Trillium flexipes</i>)	Historically Known to Occur	Species Protection and Habitat Regulation	Generally grows in deciduous and mixed forests, in the drier areas of its habitat, although it is occasionally found in slightly moist environments; Also grows around edges and hedgerows	Suitable habitat not present on property.
Eastern Flowering Dogwood (<i>Cornus florida</i>)	Known to Occur	Species Protection and Habitat Regulation	Generally grows in deciduous and mixed forests, in the drier areas of its habitat, although it is occasionally found in slightly moist environments; Also grows around edges and hedgerows	Suitable habitat not present on property.
Red Mulberry (<i>Morus rubra</i>)	Known to Occur	Species Protection and Habitat Regulation	Generally grows in moist forest habitats. In Ontario, these include slopes and ravines of the Niagara Escarpment, and sand spits and bottom lands; Can grow in open areas such as hydro corridors	Suitable habitat not present on property.
Round-leaved Greenbrier (<i>Smilax rotundifolia</i>)	Known to Occur	Species Protection and Habitat Regulation	Generally grows in open moist to wet woodlands, oftengrowing on sandy soils . Habitat is variable.	Suitable habitat not present on property.
Shumard Oak (<i>Quercus shumardii</i>)	Known to Occur	N/A	Generally grows in deciduous forests, where the soils are poorly drained clay and clay loam. Requires full sunlight	Suitable habitat not present on property.
Swamp Rose-mallow (<i>Hibiscus moscheutos</i>)	Known to Occur	N/A	Generally grows in open, coastal marshes, but it is also sometimes found in open wet woods, thickets and drainage ditches	Suitable habitat not present on property.
White Wood Aster (<i>Eurybia divaricata</i>)	Known to Occur	Species and General Habitat Protection	generally grows in open, dry, deciduous forests. It has been suggested that it may benefit from some disturbance, as it often grows along trails.	Suitable habitat not present on property.

REPTILES		ESA Protection	Key Habitats Used By Species	Subject Property
Blanding's Turtle (<i>Emydonidea blandingii</i>)	Known to Occur	Species and General Habitat Protection	Generally occur in freshwater lakes, permanent or temporary pools, slow-flowing streams, marshes and swamps. They prefer shallow water that is rich in nutrients, organic soil and dense vegetation. Adults are generally found in open or partially vegetated sites, and juveniles prefer areas that contain thick aquatic vegetation including sphagnum, water lilies and algae. They dig their nest in a variety of loose substrates, including sand, organic soil, gravel and cobblestone. Overwintering occurs in permanent pools that average about one metre in depth, or in slow-flowing streams.	Suitable habitat not present on property.
Eastern Musk Turtle (<i>Sternotherus odoratus</i>)	Known to Occur	Species and General Habitat Protection	Generally prefer habitats with sandy, well-drained soil and open vegetative cover, such as open woods, brushland, fields, forest edges and disturbed sites. The species is often found near water.	Suitable habitat not present on property.
Eastern Ribbonsnake (<i>Thamnophis sauritus</i>)	Known to Occur	N/A	Generally occur along the edges of shallow ponds, streams, marshes, swamps, or bogs bordered by dense vegetation that provides cover. Abundant exposure to sunlight is also required, and adjacent upland areas may be used for nesting.	Suitable habitat not present on property.

Snapping Turtle (<i>Chelydra serpentina</i>)	Known to Occur	N/A	Generally inhabit shallow waters where they can hide under the soft mud and leaf litter. Nesting sites usually occur on gravelly or sandy areas along streams. Snapping Turtles often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits.	Suitable habitat not present on property.
---	-----------------------	-----	---	---

Appendix C

Vascular Plant Checklist

Plant list for 5259 Dorchester Road on July 29, 2021 and October 15, 2024

ScientificName	CommonNames	Coeff.Cons.	Coeff.Wet.	GRank	COSEWIC	COSSARO	SRank	LRank	Notes
<i>Acer negundo</i>	Manitoba Maple	0	-2	G5			S5		
<i>Acer platanoides</i>	Norway Maple	0	5	G7			SE5		
<i>Acer rubrum</i>	Red Maple	4	0	G5			S5		
<i>Achillea millefolium ssp. lanulosa</i>	Woolly Yarrow	0	3	G5			S5		
<i>Aegopodium podagraria</i>	Goutweed	0	0	G7			SE5		
<i>Agrimonia gryposepala</i>	Tall Agrimony	2	2	G5			S5		
<i>Agrostis gigantea</i>	Redtop Grass	0	0	G4G5			SE5		
<i>Agrostis stolonifera</i>	Creeping Bent Grass	0	-3	G5			S5		
<i>Alisma plantago-aquatica</i>	Common Water-plantain	3	-5	G5			S5		
<i>Alliaria petiolata</i>	Garlic Mustard	0	0	G7			SE5		
<i>Amaranthus sp</i>	Pigweed Species								
<i>Ambrosia artemisiifolia</i>	Common Ragweed	0	3	G5			S5		
<i>Ambrosia trifida</i>	Giant Ragweed	0	-1	G5			S5		
<i>Anthemis arvensis</i>	Corn Chamomile	0	5	G7			SE5		
<i>Apocynum sp</i>	Dogbane Species								
<i>Arctium minus ssp. minus</i>	Common Burdock	0	5	G7			SE5		
<i>Asclepias incarnata ssp. incarnata</i>	Swamp Milkweed	6	-5	G5			S5		
<i>Asclepias syriaca</i>	Common Milkweed	0	5	G5			S5		
<i>Aster lanceolatus ssp. lanceolatus</i>	Panicle Aster	3	-3	G5			S5		
<i>Aster novae-angliae</i>	New England Aster	2	-3	G5			S5		
<i>Aster pilosus var. pilosus</i>	Hairy Aster	4	2	G5			S5		
<i>Berberis vulgaris</i>	Common Barberry	0	3	G7			SE5		
<i>Bidens frondosa</i>	Devil's Beggar-ticks	3	-3	G5			S5		
<i>Bromus inermis ssp. inermis</i>	Smooth Brome	0	5	G4G5			SE5		
<i>Calystegia sepium ssp. angulata</i>	Hedge Bindweed	2	0	G5			S5		
<i>Campanula rapunculoides</i>	Creeping Bellflower						SE7		
<i>Carex granularis</i>	Meadow Sedge	3	-4	G5			S5		
<i>Carex spp</i>	Sedge Species								
<i>Carex tenera</i>	Slender Straw Sedge	4	-1	G5			S5		
<i>Carex vulpinoidea</i>	Fox Sedge	3	-5	G5			S5		
<i>Catalpa speciosa</i>	Northern Catalpa	0	3	G2G4			SE1		
<i>Centaurea jacea</i>	Brown Knapweed	0	5	G7			SE5		
<i>Chenopodium album var. album</i>	Lamb's Quarters	0	1	G5			SE5		
<i>Chrysanthemum leucanthemum</i>	Ox-eye Daisy	0	5	G7			SE5		
<i>Cichorium intybus</i>	Chicory	0	5	G7			SE5		
<i>Cirsium arvense</i>	Canada Thistle	0	3	G7			SE5		
<i>Cirsium vulgare</i>	Bull Thistle	0	4	G5			SE5		
<i>Conyza canadensis</i>	Horseweed	0	1	G5			S5		
<i>Cornus foemina ssp. racemosa</i>	Grey Dogwood	2	-2	G5			S5		
<i>Crataegus mollis</i>	Downy Hawthorn	4	-2	G5			S5		
<i>Crataegus punctata</i>	Dotted Hawthorn	4	5	G5			S5		
<i>Dactylis glomerata</i>	Orchard Grass	0	3	G7			SE5		
<i>Daucus carota</i>	Wild Carrot	0	5	G7			SE5		
<i>Dipsacus fullonum ssp. sylvestris</i>	Common Teasel	0	5	G7			SE5		
<i>Echinochloa sp</i>	Barnyard Grass Species								
<i>Elymus repens</i>	Quack Grass	0	3	G5			SE5		
<i>Epilobium sp</i>	Willow-herb Species								
<i>Equisetum arvense</i>	Field Horsetail	0	0	G5			S5		
<i>Erigeron annuus</i>	Daisy Fleabane	0	1	G5			S5		
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	2	-2	G5			S5		
<i>Festuca sp</i>	Fescue Species								
<i>Fragaria virginiana ssp. virginiana</i>	Common Strawberry	2	1	G5			S5		
<i>Fraxinus pennsylvanica</i>	Red Ash	3	-3	G5			S5		
<i>Geum canadense</i>	White Avens	3	0	G5			S5		
<i>Glechoma hederacea</i>	Ground Ivy	0	3	G7			SE5		
<i>Glyceria striata</i>	Fowl Manna Grass	3	-5	G5			S5		
<i>Hemerocallis fulva</i>	Tawny Day-lily	0	5	G7			SE5		
<i>Hesperis matronalis</i>	Dame's Rocket	0	5	G4G5			SE5		
<i>Hypericum perforatum</i>	Common St. John's-wort	0	5	G7			SE5		
<i>Iris sp</i>	Iris Species								
<i>Juglans nigra</i>	Black Walnut	5	3	G5			S4		
<i>Juglans sp</i>	Walnut Species						SE7		
<i>Juncus effusus ssp. solutus</i>	Soft Rush	4	-5	G5			S5		
<i>Juncus tenuis</i>	Path Rush	0	0	G5			S5		
<i>Lepidium campestre</i>	Field Cress	0	5	G7			SE5		
<i>Ligustrum vulgare</i>	Common Privet	0	1	G7			SE5		
<i>Linaria vulgaris</i>	Butter-and-eggs	0	5	G7			SE5		
<i>Lonicera morrowii</i>	Morrow's Honeysuckle	0	5	G7			SE3		
<i>Lonicera X bella</i>	Showy Fly Honeysuckle	0	5	G7			SE2		
<i>Lotus corniculatus</i>	Bird's-foot Trefoil	0	1	G7					
<i>Lythrum salicaria</i>	Purple Loosestrife	0	-5	G5			SE5		
<i>Malus pumila</i>	Common Apple	0	5	G5			SE5		
<i>Mellilotus alba</i>	White Sweet-clover	0	3	G5			SE5		
<i>Morus alba</i>	White Mulberry	0	0	G7			SE5		
<i>Oxalis sp</i>	Wood-sorrel Species								
<i>Parthenocissus inserta</i>	Thicket Creeper	3	3	G5			S5		
<i>Phalaris arundinacea</i>	Reed Canary Grass	0	-4	G5			S5		
<i>Phleum pratense</i>	Timothy	0	3	G7			SE5		
<i>Phragmites australis</i>	Common Reed	0	-4	G5			S5		
<i>Picea abies</i>	Norway Spruce	0	5	G7			SE3		
<i>Plantago lanceolata</i>	Ribgrass	0	0	G5			SE5		
<i>Plantago major</i>	Common Plantain	0	-1	G5			SE5		
<i>Platanus x acerifolia</i>	London Plane Tree	0	5	GU			SE1		
<i>Poa pratensis ssp. pratensis</i>	Kentucky Blue Grass	0	1	G7			S5		
<i>Polygonum sagittatum</i>	Arrow-leaved Tearthumb	5	-5	G5			S4		
<i>Populus deltoides ssp. deltoides</i>	Eastern Cottonwood	4	-1	G5			S5		
<i>Potentilla simplex</i>	Common Cinquefoil	3	4	G5			S5		
<i>Prunella vulgaris ssp. lanceolata</i>	Heal-all	5	5	G5			S5		
<i>Prunus virginiana ssp. virginiana</i>	Choke Cherry	2	1	G5			S5		
<i>Ranunculus acris</i>	Tall Buttercup	0	-2	G5			SE5		
<i>Rhamnus cathartica</i>	Common Buckthorn	0	3	G7			SE5		
<i>Rhus radicans ssp. negundo</i>	Climbing Poison-ivy	5	-1	G5			S5		
<i>Rhus typhina</i>	Staghorn Sumac	1	5	G5			S5		
<i>Rosa multiflora</i>	Multiflora Rose	0	3	G7			SE4		
<i>Rubus idaeus ssp. melanolasius</i>	Wild Red Raspberry	0	-2	G5			S5		
<i>Rubus occidentalis</i>	Black Raspberry	2	5	G5			S5		
<i>Rudbeckia hirta</i>	Black-eyed Susan	0	3	G5			S5		

ScientificName	CommonNames	Coeff.Cons.	Coeff.Wet.	GRank	COSEWIC	COSSARO	SRank	LRank	Notes
<i>Rumex crispus</i>	Curly Dock	0	-1	G?			SE5		
<i>Salix alba</i>	White Willow	0	-3	G5			SE4		
<i>Salix cinerea</i>	Ashy Willow	0	5	G5			SE2		
<i>Sambucus canadensis</i>	Common Elderberry	5	-2	G5			S5		
<i>Solanum dulcamara</i>	Bittersweet Nightshade	0	0	G?			SE5		
<i>Solidago altissima</i> var. <i>altissima</i>	Tall Goldenrod	1	3	G?			S5		
<i>Solidago juncea</i>	Early Goldenrod	3	5	G5			S5		
<i>Solidago nemoralis</i> ssp. <i>nemoralis</i>	Gray Goldenrod	2	5	G5			S5		
<i>Solidago rugosa</i> ssp. <i>rugosa</i>	Rough Goldenrod	4	-1	G5			S5		
<i>Sonchus sp</i>	Sow-thistle Species								
<i>Spiraea alba</i>	Narrow-leaved Meadowsv	3	-4	G5			S5		
<i>Syringa vulgaris</i>	Common Lilac	0	5	G?			SE5		
<i>Taraxacum officinale</i>	Common Dandelion	0	3	G5			SE5		
<i>Tilia americana</i>	Basswood	4	3	G5			S5		
<i>Trifolium pratense</i>	Red Clover	0	2	G?			SE5		
<i>Tussilago farfara</i>	Coltsfoot	0	3	G?			SE5		
<i>Ulmus americana</i>	White Elm	3	-2	G5?			S5		
<i>Verbascum thapsus</i>	Common Mullein	0	5	G?			SE5		
<i>Verbena urticifolia</i>	White Vervain	4	-1	G5			S5		
<i>Vicia cracca</i>	Cow Vetch	0	5	G?			SE5		
<i>Viola sororia</i>	Common Blue Violet	4	1	G5			S5		
<i>Vitis riparia</i>	Riverbank Grape	0	-2	G5			S5		

Legend

CoeCons. - Coefficient of Conservatism. Scores for each species range from 0 (low conservatism) to 10 (high conservatism).
A conservatism value of 0 indicates species is widespread. A value of 8, 9 or 10 indicates that a species is a habitat specialist.

CoeWet. - Coefficient of Wetness

5 - Almost always occur in upland areas

4, 3, 2 - Usually occur in upland areas

1, 0, -1 - Found equally in upland and wetland areas

-2, -3, -4 Usually occur in wetlands

-5 Almost always occur in wetlands

Grank - Global Rank G1 — Critically Imperiled, G2 — Imperiled, G3 — Vulnerable, G4 — Apparently Secure, G5 — Secure

COSEWIC - Committee on the Status of Endangered Wildlife in Canada

COSSARO - Committee on the Status of Species at Risk in Ontario

SRank - Subnational Rank

S1 — Critically Imperiled - Critically imperiled in the province because of extreme rarity, (often 5 or fewer occurrences)

S2 — Imperiled - Imperiled in the province because of rarity due to very restricted range, very few populations (often 20 or fewer)

S3 — Vulnerable - Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer)

S4 — Apparently Secure - Uncommon but not rare

S5 — Secure - Common, widespread, and abundant in the province

SE — Exotic

LRank - Local Rank

R - Rare, U - Uncommon, RH - Rare Historical

Appendix D

Site Photos



Photo 1. Example of site conditions in the former parking area on the property.



Photo 2. Example of site conditions in the former parking area on the property.



Photo 3. Example of vegetation conditions in the CUM1-1 community on the western portion of the property. Photo from central portion of property facing north.



Photo 4. Example of vegetation conditions in the CUM1-1 community on the western portion of the property. Photo from central portion of property facing west.



Photo 5. Example of vegetation conditions in the CUT1 community west of the property.



Photo 6. Example of vegetation conditions in the CUT1 community west of the property.



Photo 7. Example of vegetation conditions in the CUM1-1 community on the southern end of the property. Photo from central portion of south property line facing east.



Photo 8. Example of vegetation conditions in the CUM1-1 community on the eastern end of the property.

Appendix E

Species at Risk Screening

Niagara Falls

Species At Risk Designations

ENDANGERED	
THREATENED	
SPECIAL CONCERN	
EXTIRPATED	

AMPHIBIANS		ESA Protection	Key Habitats Used By Species	Subject Property
Allegheny Mountain Dusky Salamander (<i>Desmognathus ochrophaeus</i>)	Suspected to occur	Species and General Habitat Protection	Generally found near forested brooks, springs, or seeps. It uses this habitat to forage, as well as for overwintering and brooding. It nests in springs and seeps. Shelter is provided in wet cavities along stream edges or seeps, or under stones, leaf litter, or logs.	Breeding and overwintering habitat not present on property.
Northern Dusky Salamander (<i>Desmognathus fuscus</i>)	Suspected to occur	Species and General Habitat Protection	Generally prefer rocky woodland streams, seepages, and springs where water is running or trickling	Breeding and overwintering habitat not present on property.

BIRDS		ESA Protection	Key Habitats Used By Species	Subject Property
Acadian Flycatcher (<i>Empidonax virescens</i>)	Suspected to Occur	Species and General Habitat Protection	Generally requires large areas of mature, undisturbed forest; avoids the forest edge; often found in well wooded swamps and ravines	Suitable breeding habitat not present on property.
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Suspected to Occur	N/A	Prefers deciduous and mixed-deciduous forest; and habitat close to water bodies such as lakes and rivers. They roost in super canopy trees such as Pine.	Suitable breeding habitat not present on property.
Bank Swallow (<i>Riparia riparia</i>)	Suspected to Occur	Species and General Habitat Protection	It nests in a wide variety of naturally and anthropogenically created vertical banks, which often erode and change over time including aggregate pits and the shores of large lakes and rivers.	Suitable breeding habitat not present on property.
Barn Swallow (<i>Hirundo rustica</i>)	Known to Occur	Species and General Habitat Protection	Prefers farmland; lake/river shorelines; wooded clearings; urban populated areas; rocky cliffs; and wetlands. They nest inside or outside buildings; under bridges and in road culverts; on rock faces and in caves etc.	Suitable breeding habitat not present on property. Potential foraging habitat present, but species not observed during assessments.
Bobolink (<i>Dolichonyx oryzivorus</i>)	Suspected to Occur	Species and General Habitat Protection	Generally prefers open grasslands and hay fields. In migration and in winter uses freshwater marshes and grasslands	Typical breeding habitat not present on property.
Chimney Swift (<i>Chaetura pelagica</i>)	Suspected to Occur	Species and General Habitat Protection	Historically found in deciduous and coniferous, usually wet forest types, all with a welldeveloped, dense shrub layer; now most are found in urban areas in large uncapped chimneys	Suitable breeding habitat not present on property.
Common Nighthawk (<i>Chordeiles minor</i>)	Suspected to Occur	N/A	Generally prefer open, vegetation-free habitats, including dunes, beaches, recently harvested forests, burnt-over areas, logged areas, rocky outcrops, rocky barrens, grasslands, pastures, peat bogs, marshes, lakeshores, and river banks. This species also inhabits mixed and coniferous forests. Can also be found in urban areas (nest on flat roof-tops)	Suitable breeding habitat not present on property.
Eastern Meadowlark (<i>Sturnella Magna</i>)	Suspected to Occur	Species and General Habitat Protection	Generally prefers grassy pastures, meadows and hay fields. Nests are always on the ground and usually hidden in or under grass clumps.	Typical breeding habitat not present on property.
Eastern Whip-poor-will (<i>Caprimulgus vociferus</i>)	Suspected to Occur	Species and General Habitat Protection	Generally prefer semi-open deciduous forests or patchy forests with clearings; areas with little ground cover are also preferred; In winter they occupy primarily mixed woods near open areas.	Suitable breeding habitat not present on property.

Eastern Wood-Pewee (<i>Contopus virens</i>)	Suspected to Occur	N/A	Associated with deciduous and mixed forests. Within mature and intermediate age stands it prefers areas with little understory vegetation as well as forest clearings and edges.	Suitable breeding habitat not present on property.
Golden-winged Warbler (<i>Vermivora chrysoptera</i>)	Suspected to Occur	N/A	Generally prefer areas of early successional vegetation, found primarily on field edges, hydro or utility right-of-ways, or recently logged areas.	Suitable breeding habitat not present on property.
Henslow's Sparrow (<i>Ammodramus henslowii</i>)	Suspected to Occur	<i>Species and General Habitat Protection</i>	Generally found in old fields, pastures and wet meadows. They prefer areas with dense, tall grasses, and thatch, or decaying plant material	Suitable breeding habitat not present on property.
Northern Bobwhite (<i>Colinus virginianus</i>)	Suspected to Occur	<i>Species and General Habitat Protection</i>	Generally inhabits a variety of edge and grassland type - habitats including nonintensively farmed agricultural lands.	Suitable breeding habitat not present on property.
Peregrine Falcon (<i>Falco peregrinus</i>)	Known to Occur	N/A	Generally nest on tall, steep cliff ledges adjacent to large waterbodies; some birds adapt to urban environments and nest on ledges of tall buildings, even in densely populated downtown areas.	Suitable breeding habitat not present on property.
Red-Headed Woodpecker (<i>Melanerpes erythrocephalus</i>)	Suspected to Occur	N/A	Generally prefer open oak and beech forests, grasslands, forest edges, orchards, pastures, riparian forests, roadsides, urban parks, golf courses, cemeteries, as well as along beaver ponds and brooks	Suitable breeding habitat not present on property.
Short Eared Owl (<i>Asio flammeus</i>)	Known to Occur	N/A	Grasslands, open areas or meadows that are grassy or bushy; marshes, bogs or tundra; both diurnal and nocturnal habits; ground nester; destruction of wetlands by drainage for agriculture is an important factor in the decline of this species; home range 25 -125 ha; requires 75-100 ha of contiguous open habitat	Suitable breeding habitat not present on property.
Wood Thrush (<i>Hylocichla mustelina</i>)	Known to Occur	N/A	Nests mainly in second-growth and mature deciduous and mixed forests, with saplings and well-developed understory layers. Prefers large forest mosaics, but may also nest in small forest fragments.	Suitable breeding habitat not present on property.
Yellow-breasted Chat (<i>Icteria virens</i>)	Suspected to Occur	<i>Species and General Habitat Protection</i>	Generally prefer dense thickets around wood edges, riparian areas, and in overgrown clearings	Suitable breeding habitat not present on property.

MOLLUSKS

Round Hickorynut (<i>Obovaria subrotunda</i>)	Suspected to Occur	<i>Species Protection and Habitat Regulation</i>	Generally found in rivers with clay, sand, or gravel bottoms, and shallow lake areas with firm sand. Prefers moderately fast moving water. Suspected to be associated with Greenside darter and Eastern sand darter as larval hosts.	Potential habitat not present on property.
---	---------------------------	--	--	--

FISH

Key Habitats Used By Species

Subject Property

American Eel (<i>Anguilla rostrata</i>)	Suspected to Occur	<i>Species and General Habitat Protection</i>	All fresh water, estuaries and coastal marine waters that are accessible to the Atlantic Ocean; 12-mile Creek watershed and Lake Ontario	Potential habitat not present on property.
Grass Pickerel (<i>Esox americanus vermiculatus</i>)	Suspected to Occur	N/A	Generally occur in wetlands with warm, shallow water and an abundance of aquatic plants; occur in the St. Lawrence River, Lake Ontario, Lake Erie, and Lake Huron	Potential habitat not present on property.
Lake Chubsucker (<i>Erimyzon sucetta</i>)	Suspected to Occur	<i>Species and General Habitat Protection</i>	Generally prefer marshes, wetlands and lakes with clear, still waters and abundant aquatic plants	Potential habitat not present on property.

Lake Sturgeon (<i>Acipenser fulvescens</i>)	Suspected to Occur	Species and General Habitat Protection	Generally inhabits the bottoms of shallow areas of large freshwater lakes and rivers	Potential habitat not present on property.
---	---------------------------	--	--	--

INSECTS	ESA Protection		Key Habitats Used By Species	Subject Property
Monarch Butterfly (<i>Danaus plexippus</i>)	Suspected to Occur	N/A	Exist primarily wherever milkweed and wildflowers exist; abandoned farmland, along roadsides, and other open spaces	Potential habitat present on property. Not observed during assessments.
Rusty-patched Bumble Bee (<i>Bombus affinis</i>)	Suspected to Occur	Species and General Habitat Protection	Generally inhabits a range of diverse habitats including mixed farmland, sand dunes, marshes, urban and wooded areas. It usually nests underground in abandoned rodent burrows	Suitable habitat not present on property.
West Virginia White (<i>Pieris virginiensis</i>)	Suspected to Occur	N/A	Generally prefer moist, deciduous woodlands. The larvae feed only on the leaves of the two-leaved toothwort (Cardamine diphylla), which is a small, spring-blooming plant of the forest floor.	Suitable habitat not present on property.

MAMMALS		ESA Protection	Key Habitats Used By Species	Subject Property
Gray Fox (Urocyon cinereoargenteus)	Suspected to Occur	Species and General Habitat Protection	Generally prefers deciduous forests, marshes, swampy areas, and urban areas	Suitable habitat not present on property. Not detected during inventories,
Eastern small-footed Myotis (Myotis leibii)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: primarily under loose rocks on exposed rock outcrops, crevices and cliffs, and occasionally in buildings, under bridges and highway overpasses and under tree bark.	Potential roosting or maternal habitat not present on property. Property not providing significant habitat for roosting bats.
Little Brown Myotis (Myotis lucifugus)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 Maternal Roosts: Often associated with buildings (attics, barns etc.). Occasionally found in trees (25-44 cm dbh).	Potential roosting or maternal habitat not present on property. Property not providing significant habitat for roosting bats.
Northern Myotis (Myotis septentrionalis)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: Often associated with cavities of large diameter trees (25-44 cm dbh). Occasionally found in structures (attics, barns etc.)	Potential roosting or maternal habitat not present on property. Property not providing significant habitat for roosting bats.
Tri-colored Bat (Perimyotis subflavus)	Suspected to Occur	Species and General Habitat Protection	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius Maternal Roosts: Can be in trees or dead clusters of leaves or arboreal lichens on trees. May also use barns or similar structures.	Potential roosting or maternal habitat not present on property. Property not providing significant habitat for roosting bats.
Eastern Red Bat (Lasiurus borealis)	Known to occur	Species and General Habitat Protection	Overwintering habitat: Migratory Maternal Roosts: Solitary rooster in tree and shrub foliage. Maternal roosts often in super-canopy trees.	Potential roosting or maternal habitat limited on property. Property not providing significant habitat for roosting bats.
Hoary Bat (Lasiurus cinereus)	Known to occur	Species and General Habitat Protection	Overwintering habitat: Migratory Maternal Roosts: Solitary rooster in tree and shrub foliage. Maternal roosts often in super-canopy trees.	Potential roosting or maternal habitat limited on property. Property not providing significant habitat for roosting bats.
Silver-haired Bat (Lasionycteris noctivagans)	Known to occur	Species and General Habitat Protection	Overwintering habitat: Migratory Maternal Roosts: Roosts in small colonies under sheets of exfoliating bark or in tree cavities.	Potential roosting or maternal habitat not present on property. Property not providing significant habitat for roosting bats.

PLANTS		ESA Protection	Key Habitats Used By Species	Subject Property
American Chestnut (<i>Castanea dentata</i>)	Known to Occur	Species and General Habitat Protection	Found in deciduous forest communities; this tree prefers arid forests with acid and sandy soils.	Typical habitat not present on property. Not detected during botanical inventory.
American Ginseng (<i>Panax quinquefolius</i>)	Suspected to Occur	Species and General Habitat Protection	Grows in rich, moist, undisturbed and relatively mature deciduous woods in areas of neutral soil (such as over limestone or marble bedrock).	Potential habitat not present on property. Not detected during botanical inventory.

American Water-willow (<i>Justicia americana</i>)	Suspected to Occur	Species and General Habitat Protection	Generally grows along shorelines and sometimes in nearby wetlands, as well as along streams where the bottom is composed of gravel, sand or organic matter.	Potential habitat not present on property. Not detected during botanical inventory.
Broad Beech Fern (<i>Phegopteris hexagonoptera</i>)	Known to Occur	N/A	Rich, moist soil in mature deciduous forests	Potential habitat not present on property. Not detected during botanical inventory.
Butternut (<i>Juglans cinerea</i>)	Known to Occur	Species and General Habitat Protection	Generally grows in rich, moist, and well-drained soils often found along streams. It may also be found on well-drained gravel sites, especially those made up of limestone. It is also found, though seldomly, on dry, rocky and sterile soils. In Ontario, the Butternut generally grows alone or in small groups in deciduous forests as well as in hedgerows	Typical habitat not present on property. Not detected during botanical inventory.
Common Hoptree (<i>Ptelea trifoliata</i>)	Suspected to Occur	N/A	Generally grows in sandy soils in areas with a lot of natural disturbance - such as the outer edge of shoreline vegetation, sand spits, and sand points.	Suitable habitat not present on property. Not detected during botanical inventory.
Deerberry (<i>Vaccinium stamineum</i>)	Suspected to Occur	Species and General Habitat Protection	Generally occurs on sandy and well-drained soil, often in dry open woodlands (Niagara Gorge)	Suitable habitat not present on property. Not detected during botanical inventory.
Drooping Trillium (<i>Trillium flexipes</i>)	Suspected to Occur	Species and General Habitat Protection	Generally grows in dry, sandy loam, non-acidic soils of mature, deciduous woodlands that are usually associated with watercourses.	Suitable habitat not present on property. Not detected during botanical inventory.
Eastern Flowering Dogwood (<i>Cornus florida</i>)	Suspected to Occur	Species Protection and Habitat Regulation	Generally grows in deciduous and mixed forests, in the drier areas of its habitat, although it is occasionally found in slightly moist environments; Also grows around edges and hedgerows	Typical habitat not present on property. Not detected during botanical inventory.
Pink Milkwort (<i>Polygala incarnata</i>)	Suspected to Occur	Species Protection and Habitat Regulation	Generally grows in moderately moist to dry, sandy prairie habitats. Associated with Little Bluestem Grass (<i>Schizachyrium scoparium</i>)	Suitable habitat not present on property. Not detected during botanical inventory.
Red Mulberry (<i>Morus rubra</i>)	Suspected to Occur	Species Protection and Habitat Regulation	Generally grows in moist forest habitats. In Ontario, these include slopes and ravines of the Niagara Escarpment, and sand spits and bottom lands; Can grow in open areas such as hydro corridors	Suitable habitat not present on property. Not detected during botanical inventory.
Round-leaved Greenbrier (<i>Smilax rotundifolia</i>)	Known to Occur	Species Protection and Habitat Regulation	Generally grows in open moist to wet woodlands, oftengrowing on sandy soils . Habitat is variable.	Typical habitat not present on property. Not detected during botanical inventory.
Shumard Oak (<i>Quercus shumardii</i>)	Suspected to Occur	N/A	Generally grows in deciduous forests, where the soils are poorly drained clay and clay loam. Requires full sunlight.	Suitable habitat not present on property. Not detected during botanical inventory.
Spotted Wintergreen (<i>Chimaphila maculata</i>)	Suspected to Occur	Species and General Habitat Protection	Generally grow in sandy habitats in dry-mesic oak-pine woods. In Canada, they grow very close to the Great Lakes	Potential habitat not present on property. Not detected during botanical inventory.
Swamp Rose-mallow (<i>Hibiscus moscheutos</i>)	Suspected to Occur	N/A	Generally grows in open, coastal marshes, but it is also sometimes found in open wet woods, thickets and drainage ditches	Potential habitat not present on property. Not detected during botanical inventory.
White Wood Aster (<i>Eurybia divaricata</i>)	Known to Occur	Species and General Habitat Protection	generally grows in open, dry, deciduous forests. It has been suggested that it may benefit from some disturbance, as it often grows along trails.	Potential habitat not present on property. Not detected during botanical inventory.

REPTILES		ESA Protection	Key Habitats Used By Species	Subject Property
Blanding's Turtle (<i>Emydonidea blandingii</i>)	Suspected to Occur	Species and General Habitat Protection	Generally occur in freshwater lakes, permanent or temporary pools, slow-flowing streams, marshes and swamps. They prefer shallow water that is rich in nutrients, organic soil and dense vegetation. Adults are generally found in open or partially vegetated sites, and juveniles prefer areas that contain thick aquatic vegetation including sphagnum, water lilies and algae. They dig their nest in a variety of loose substrates, including sand, organic soil, gravel and cobblestone. Overwintering occurs in permanent pools that average about one metre in depth, or in slow-flowing streams.	Suitable habitat not present on property. Not detected on property.

Eastern Musk Turtle (<i>Sternotherus odoratus</i>)	Suspected to Occur	<i>Species and General Habitat Protection</i>	Generally prefer habitats with sandy, well-drained soil and open vegetative cover, such as open woods, brushland, fields, forest edges and disturbed sites. The species is often found near water.	Suitable habitat not present on property. Not detected on property.
Eastern Ribbonsnake (<i>Thamnophis sauritus</i>)	Suspected to Occur	N/A	Generally occur along the edges of shallow ponds, streams, marshes, swamps, or bogs bordered by dense vegetation that provides cover. Abundant exposure to sunlight is also required, and adjacent upland areas may be used for nesting.	Suitable habitat not present on property. Not detected on property.
Northern Map Turtle (<i>Graptemys geographica</i>)	Known to Occur	N/A	Large bodies of water with soft bottoms, and aquatic vegetation; basks on logs or rocks or on beaches and grassy edges, will bask in groups; uses soft soil or clean dry sand for nest sites; may nest at some distance from water; home range size is larger for females (about 70 ha) than males (about 30 ha) and includes hibernation, basking, nesting and feeding areas; aquatic corridors (e.g. stream) are required for movement; not readily observed	Suitable habitat not present on property. Not detected on property.
Snapping Turtle (<i>Chelydra serpentina</i>)	Suspected to Occur	N/A	Generally inhabit shallow waters where they can hide under the soft mud and leaf litter. Nesting sites usually occur on gravelly or sandy areas along streams. Snapping Turtles often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits.	Suitable habitat not present on property. Not detected on property.

Appendix F

Significant Wildlife Habitat Assessment

Assessment of SWH for the 5259 Dorchester Road Property.

Significant Wildlife Habitat (SWH) Type	Known or Candidate SWH present/absent	Rationale
SEASONAL CONCENTRATION AREAS OF ANIMALS		
Waterfowl Stopover and Staging Areas	Absent	Suitable habitat not present on Subject Property
Shorebird Migratory Stopover Area	Absent	Suitable habitat not present on Subject Property
Raptor Wintering Area	Absent	Suitable habitat not present on Subject Property
Bat Hibernacula	Absent	Suitable overwintering habitat not present on Subject Property
Bat Maternity Colonies	Absent	Potential significant habitat not present on Subject Property
Turtle Wintering Areas	Absent	Suitable overwintering habitat not present on Subject Property.
Reptile Hibernaculum	Absent	Suitable overwintering habitat not observed on Subject Property.
Colonially -Nesting Bird Breeding Habitat (Bank and Cliff)	Absent	Suitable habitat not present on Subject Property.
Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs)	Absent	Suitable habitat not present on Subject Property.
Colonially -Nesting Bird Breeding Habitat (Ground)	Absent	Suitable habitat not present on Subject Property.
Migratory Butterfly Stopover Areas	Absent	Suitable habitat not observed on Subject Property
Landbird Migratory Stopover Areas	Absent	Suitable habitat not present on Subject Property.
Deer Winter Congregation Areas	Absent	Suitable winter concentration habitat not present on Subject Property.
RARE VEGETATION COMMUNITIES		
Cliffs and Talus Slopes	Absent	Habitat type not present on Subject Property
Sand Barren	Absent	Habitat type not present on Subject Property
Alvar	Absent	Habitat type not present on Subject Property
Old Growth Forest	Absent	Habitat type not present on Subject Property

Savannah	Absent	Habitat type not present on Subject Property
Tallgrass Prairie	Absent	Habitat type not present on Subject Property
Other Rare Vegetation Communities	Absent	No rare vegetation communities present on Subject Property
SPECIALIZED HABITATS OF WILDLIFE CONSIDERED SWH		
Waterfowl Nesting Area	Absent	Suitable habitat not present on Subject Property
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Absent	Suitable habitat not present on Subject Property
Woodland Raptor Nesting Habitat	Absent	Suitable habitat not present on Subject Property
Turtle Nesting Areas	Absent	Suitable habitat not present on Subject Property
Seeps and Springs	Absent	Suitable habitat not present on Subject Property
Amphibian Breeding Habitat (Woodland)	Absent	Suitable habitat not present on Subject Property
Amphibian Breeding Habitat (Wetlands)	Absent	Suitable habitat not present on Subject Property
Woodland Area-Sensitive Bird Breeding Habitat	Absent	Potential habitat not present on Subject Property
HABITATS OF SPECIES OF CONSERVATION CONCERN CONSIDERED SWH		
Marsh Breeding Bird Habitat	Absent	Suitable habitat not present on Subject Property
Open Country Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
Shrub/Early Successional Bird Breeding Habitat	Absent	Suitable habitat not present on Subject Property
Terrestrial Crayfish	Absent	Suitable habitat not present on Subject Property
Special Concern and Rare Wildlife Species	Absent	Suitable habitat for typical special concern and rare wildlife species not present on property.
ANIMAL MOVEMENT CORRIDORS		
Amphibian Movement Corridors	Absent	Suitable habitat not present on Subject Property
Bat Migratory Stopover Area	Absent	Suitable habitat not present on Subject Property

Please note the above SWH criteria are based on guidance provided by the Significant Wildlife Habitat Criteria Schedules For Ecoregion 7E and modified to be specific for the Subject Property.