

# **SITE SCREENING TECHNICAL MEMORANDUM**

40-60 Emma Street South, Grand Valley, Ontario

Project #: 23-0402

Prepared for: Sheldon Creek Development Inc.

Date: September 12, 2023

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September 12, 2023

Sheldon Creek Development Inc.  
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Attention: Willem Wildeboer – Project Manager

Sent via email: willem@sheldoncreek.com

**SUBJECT: SITE SCREENING TECHNICAL MEMORANDUM, 40-60 EMMA STREET SOUTH, GRAND VALLEY, ONTARIO**

A Site Screening Technical Memorandum has been prepared for the site located at 40-60 Emma Street South, Grand Valley, Ontario. This study outlines the proposed development at the Site, and recommends mitigation measures to address potential impacts to natural heritage features and functions found on and within the area of influence of the proposed development.

We thank you for utilizing EnVision for this assignment. If there are any questions regarding the enclosed report, please do not hesitate to contact us.

Yours sincerely,

Stephen Dinka, B.Sc., M.Env.Sc.  
Project Manager – Ecologist  
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## 1. INTRODUCTION

EnVision Consultants Ltd. (EnVision) was retained by Sheldon Creek Development Inc. (the 'Client') to conduct a Site Screening Technical Memorandum (herein referred to as 'Site Screening') for the property described as 40-60 Emma Street South, Grand Valley, Ontario (the 'Site'). The Site is located within an urban residential area bounded by Emma Street South to the east, an electrical substation to the north, a commercial business building to the south and residential properties to the west. Refer to **Figure 1** for site location details.

The Client is proposing the development of several residential townhouse dwellings within the Site. Based on the pre-consultation comments received, R.J. Burnside & Associates Limited has identified the requirement for the Site Screening including the identification of potential Species at Risk (SAR) habitat. It is our understanding that the Site Screening is to support the proposed Zoning By-law Amendment, Official Plan Amendment, and Site Plan Approval for the Site.

The study was guided by a Terms of Reference (TOR) prepared by EnVision and approved by the Town of Grand Valley. The work program aims to confirm the presence and boundaries of Natural Heritage Features (NHF) identified through consultation with regulating agencies, background information review, and field investigations. Further, the study will identify potential impacts and proposed mitigation measures to ensure protection of sensitive features and functions in accordance with relevant local and provincial policy requirements. This report fulfils the requirements of the Dufferin County and Town of Grand Valley Official Plan's.



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## 2. ENVIRONMENTAL POLICY CONTEXT

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### 2.1. FEDERAL FISHERIES ACT (1985)

The conservation, management, and protection of fish and fish habitat are the responsibility of Fisheries and Oceans Canada (DFO). DFO is given authority to achieve this under the federal Fisheries Act. Fish habitat as defined in the *Fisheries Act*, c. F-14 as “spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes”. The broad definition of Fish outlined in the Act includes shellfish, crustaceans, and marine mammals at all stages of their life cycles.

In Ontario, the Department of Fisheries and Oceans Canada (DFO) manages fish habitat and the Ontario Ministry of Natural Resources and Forestry (MNRF) manages fisheries. Fish and fish habitat are protected under the federal Fisheries Act (1985), last amended on August 28, 2019. The protection provisions of the Fisheries Act apply to all fish and fish habitat throughout Canada, and include 2 key prohibitions, specifically:

- Subsection 34.4(1) – No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish.
- Subsection 35(1) – No person shall carry on any work, undertaking or activity that results in the harmful alteration, disruption or destruction of fish habitat.

Proponents are responsible for planning and implementing works, undertakings or activities in a manner that avoids harmful impacts, specifically the death of fish and the harmful alteration, disruption or destruction of fish habitat. Where proponents believe that their work, undertaking or activity will result in negative impacts to fish or fish habitat that cannot be fully mitigated require Fisheries Act Authorization.

No fish or fish habitats were identified on the Site or broader Study Area.

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### 2.2. MIGRATORY BIRDS CONVENTION ACT (1994)

The Federal Migratory Birds Convention Act (MBCA) protects the nests, eggs and young of most bird species from harassment, harm or destruction. No permitting or authorization is required under the MBCA, however proponents who fail to comply with the legislation may be fined if found in contravention of the Act. Migratory birds may be nesting in the vicinity of the Site from April 1<sup>st</sup> to August 31<sup>st</sup>, and vegetation clearing outside of this period is the primary mechanism through which proponents avoid potential contravention of the Act. If vegetation clearing must occur within the breeding bird window, clearing may be permissible if nesting birds are not impacted.



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### 2.3. PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS 2020) made under the Planning Act is a planning document that provides a framework for, and governs development within, the Province of Ontario. In order to preserve various ecological resources deemed significant in the Province, development lands must be assessed for the presence of natural heritage features prior to construction. These natural heritage features (listed below) are both defined and afforded protections under the PPS 2020.

Under the PPS (OMMAH, 2020), development or site alteration is prohibited within Significant Wetlands in Ecoregions 5E, 6E and 7E and in Significant Coastal Wetlands, but may be allowed adjacent to these features provided the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts to these features or their ecological functions. Development may be permitted in or adjacent to Significant Woodlands and Significant Valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River), Significant Wildlife Habitat (SWH), and Significant Areas of Natural and Scientific Interest (ANSI), provided there will be no negative impacts to these features or their ecological function. In addition, development and site alteration is not permitted in fish habitat unless in accordance with provincial and federal legislation.

Natural heritage features as defined by the PPS 2020 include:

- A. Fish Habitat;
- B. Habitats of Endangered and Threatened Species;
- C. Significant Areas of Natural and Scientific Interest (ANSI);
- D. Significant Wetlands;
- E. Significant Coastal Wetlands;
- F. Other Coastal Wetlands in Ecoregions 5E, 6E and 7E;
- G. Significant Wildlife Habitat;
- H. Significant Woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River); and,
- I. Significant Valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River).

A review of natural heritage features and functions identified in the PPS 2020 and their relevance to the Site is presented in **Section 4.5** and summarized in *Table 4-2*.

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### 2.4. ONTARIO ENDANGERED SPECIES ACT (2007)

The Ontario Endangered Species Act (ESA) came into force in June 2008. Under the Act, species may be listed as Endangered, Threatened or Special Concern on the Species At Risk in Ontario list (O. Reg 240/08). Species listed as Endangered or Threatened, as well as their habitats (e.g., areas essential for breeding, rearing, feeding, hibernation and migration) are afforded legal protection under the Act.



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Subsection 9(1) of the ESA states that:

No person shall,

- (a) kill, harm, harass, capture or take a living member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species.

Subsection 10(1) of the ESA states that:

No person shall,

- (a) damage or destroy the habitat of a species that is listed on the Species at Risk in Ontario list as an endangered or threatened species.

However, under subsection 17(1) of the ESA, the Ministry may issue a permit that authorizes a person to engage in an activity that would otherwise be prohibited by subsection 9(1) or 10(1) if certain conditions outlined in subsection 17(2) are satisfied.

A review of SAR species identified through the background information review and agency consultation, and their potential relevance to the Site, is provided in **Section 4.5** and *Table 4-1*.

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## 2.5. CONSERVATION AUTHORITIES ACT, ONTARIO REGULATION 150/06, AND IMPLEMENTING POLICIES

The Site is located within the Grand River Conservation Authority (GRCA) Regulated Area.

The Conservation Authorities Act empowers the GSCA through O.Reg. 150/06 to regulate development and activities in or adjacent to river or stream valleys, Great Lakes and large inland lakes and shorelines, watercourses, hazardous lands and wetlands within their jurisdiction. Development or site alteration within these regulated areas may be permitted provided development is conducted in accordance with existing policies outlined in the GRCA document entitled *Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation Ontario Regulation 150/06* (2015).

No natural heritage features regulated by the GRCA were identified on the Site. Natural hazard considerations associated with the proposed development are addressed by others under separate cover.

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## 2.6. DUFFERIN COUNTY OFFICIAL PLAN

As an upper-tier municipality, Dufferin County is responsible for managing growth and providing guidance on land use planning for the County's eight lower-tier municipalities. The Dufferin County Official Plan (OP) was approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 27<sup>th</sup>, 2015. It outlines a 20-year plan focusing on, among other things, Managing and promoting orderly growth and development and implementing provincial policies.





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Schedule E: Natural Heritage Features, indicates the presence of woodlands on the Site. No other natural heritage features are identified in proximity to the Site.

Section 5.3.4 states that development and site alternation will not be permitted within or adjacent to Significant Woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions through the preparation of an Environmental Impact Study (EIS) (Dufferin County, 2017). This report has been prepared to address this requirement.

The County OP does not provide criteria for determining the significance of woodlands, however the Town of Grand Valley OP does, and these are discussed further in the next Section. An evaluation of the Significance of the woodland located on the Site is presented in **Section 4.5.6** of this report.

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## 2.7. TOWN OF GRAND VALLEY OFFICIAL PLAN

The intent of the Grand Valley OP is to guide future development to areas where it is most suited and advantageous with the majority of population and employment growth being directed to the Settlement Areas, and to protect the resources of the Town in order to allow for their continued value, availability, and enjoyment. Section 4.2.1 of the Grand Valley OP identifies the natural heritage feature policies of the Town. Section 4.2.1.2 indicates that an EIS or site screening may be requested by the Town at the time of a development application to determine if there are any natural heritage features or natural hazards that may not be reflected on Schedule B1 and or B2 of the Official Plan. When required, the EIS/Site Screening should ensure that there will be no negative impacts on the natural features or their ecological functions; maintain wildlife corridors and linkages within adjacent lands; and enhance the natural features of their ecological function wherever possible (Town of Grand Valley, 2017).

Schedule B-1: Natural Heritage, identifies Wooded Areas  $\leq 4$  Ha within the Site. No other natural heritage features are identified in proximity to the Site within the OP and associated Schedules.

According to Section 4.2.1.5 of the Grand Valley OP, Significant Woodlands are defined as:

- Woodlands 20 ha in size or larger;
- Woodlands that have 2 ha or more of interior habitat; and/or
- Woodlands located within a defined natural heritage system or providing a connecting link between two other woodlands having minimum areas of 20 ha each.

An evaluation of the Significance of the woodland located on the Site is presented in **Section 4.5.6** of this report.



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### 3. STUDY APPROACH

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#### 3.1. TERMS OF REFERENCE

A Terms of Reference (TOR) for the Site Screening was reviewed and approved by the Town of Grand Valley planning staff (M. Kluge, pers. comm. April 19, 2023). The following comments were provided by the Town's engineer regarding the TOR:

- The botanical inventory should take place during the growing season (usually considered to be late May onwards).
- Following the results of the leaf-off survey, should the proponent find that SAR bats may be supported, they should confirm with MECP [Ministry of Environment, Conservation and Parks] that additional surveys (i.e., acoustic monitoring) will not be required to confirm presence / absence of SAR bats.

Both comments were taken into consideration and addressed during field investigations and throughout the preparation of this report. A copy of the TOR is provided in **Appendix A**.

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#### 3.2. AGENCY CONSULTATION AND BACKGROUND INFORMATION REVIEW

The following agencies and information sources were consulted in preparation of this study:

- Official Plan for the Town of Grand Valley (Office Consolidation April 2017);
- Dufferin County Official Plan (Office Consolidation July 2017);
- Department of Fisheries and Oceans (DFO) online mapping tool (DFO, Accessed March 20, 2023);
- GRCA Regulation Mapping (GRCA, Accessed March 20, 2023);
- Natural Heritage Information Centre (NHIC) Mapping and Databases (MNRF, Accessed March 20, 2023);
- Species at Risk in Ontario (SARO) list (O. Reg. 230/08, e-Laws currency date Jan. 25, 2023);
- Significant Wildlife Habitat and Ecoregion 6e Criteria Schedules (MNRF 2015);
- Pre-consultation comments from R.J. Burnside and Associates Limited (November 18, 2022);
- Town of Grand Valley staff (M. Kluge, pers. comm. April 19, 2023);
- GRCA staff (A. Zammit, pers. comm. April 11, 2023); and,
- MECP staff (P. Heeney, pers. comm. May 12, 2023).

A comprehensive review of all potential Natural Heritage Features protected under the PPS 2020 and Regional/Local policy framework was undertaken to verify the presence and location of any regulated features and functions within and adjacent to the Site.

A complete list of references used in preparation of this study is provided in **Section 8** of this report. All information and records obtained through agency consultation and background information review were incorporated as appropriate into the present study. A copy of all email correspondence is provided in **Appendix B**.

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### 3.3. NATURAL HERITAGE FEATURE ASSESSMENT AND SPECIES AT RISK SCREENING

This assessment includes a screening of Species at Risk potentially present at the Site based on the background information review and agency consultation to evaluate the potential of each species to occur within or adjacent to the Site based on current conditions. This assessment identifies SAR species that may be relevant to the Site and warrant further consideration during field investigation and/or impact assessment, and those that are not relevant to the Site and are thus excluded from further consideration. The complete assessment is presented in **Section 4.2.3** and summarized in *Table 4-1*.

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### 3.4. FIELD INVESTIGATIONS

Field investigations were undertaken between April to July 2023 and included the following elements:

- Ecological Land Classification (ELC) and in-season botanical inventory (June 13 and July 10, 2023);
- Bat habitat suitability assessment (April 10, 2023);
- Bat acoustic monitoring (June 7 to June 20, 2023);
- Incidental wildlife inventory (all dates); and,
- Migratory bird nest search (July 10, 2023)

Results of the bat habitat assessment and acoustic monitoring were previously reported under separate cover, and that report is provided in **Appendix F** and not described further in this report.

ELC, botanical inventory, incidental wildlife inventory, and migratory bird nest search surveys were completed by traversing natural/semi-natural vegetation communities on the Site and recording the species observed. Vegetation communities were mapped and classified according to the *Ecological Land Classification for Southern Ontario* (Lee et al, 1998), and scored for dominant species cover, community structure, presence of indicator species, and other notable features. Vegetation communities identified within the Site are described in **Section 4.2**. Identified species were evaluated for their provincial rarity (i.e., "S-Rank") and Endangered Species Act status based on the NHIC Species List (NHIC, 2023) and the SARO List (O. Reg. 230/08), respectively.

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### 3.5. PROPOSED DEVELOPMENT, IMPACTS AND MITIGATION

The interaction of the proposed development with all identified natural environment features and functions is reviewed to identify potential impacts, constraints, and proposed mitigation in accordance with the policy requirements outlined in **Section 5**. General mitigation measures and recommendations are also provided.



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## 4. STUDY FINDINGS AND EXISTING CONDITIONS

The results of the study are presented below.

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### 4.1. SITE DESCRIPTION

The Site is a rectangular L-shaped parcel with approximately 154 m of frontage along Emma Street South, occupying an area of approximately 0.32 ha (0.79 acres). The Site is within an urban residential area bounded by Emma Street South to the east, an electrical substation to the north, a commercial business building to the south and residential properties to the west. Properties within the Study Area are primarily comprised of residential dwellings with some commercial operations along Emma Street South and a retirement home directly across from the Site.

A woodland feature exists across the entire Site and extends into the adjacent residential properties. Additionally, originating near the center of the Site is a small drainage feature which flows easterly towards Emma Street South as diffuse flow into the roadside ditch and stormwater grate located near the northeast corner of the Site (Figure 2).

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### 4.2. FLORA

Based on the data collected, a total of 49 plant species have been identified within the Site. A list of vascular plant species recorded during field investigations is provided in Appendix C. All species recorded are either invasive or have a provincial rarity rank (S-Rank) of S5 indicating that they are common and widespread in Ontario. No SAR or rare plant species were observed.

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### 4.3. VEGETATION COMMUNITIES

Two cultural vegetation communities were identified within the Site and shown on Figure 2. These communities are described below.

#### Unit 1: CUM/CUT, Cultural Meadow/Thicket

This weedy community occurs within the eastern portion of the Site, along the road edge to the edge of the cultural woodland. This community is dominated by Riverbank Grape (*Vitis riparia*) and Goldenrod species (*Solidago sp.*), with common occurrences of Manitoba Maple (*Acer negundo*) saplings, Wild Carrot (*Daucus carota*), Purple Crown-vetch (*Securigera varia*) and Bird's-foot Trefoil (*Lotus corniculatus*). Common occurrences also include Tufted Vetch (*Vicia cracca*), Canada Thistle (*Cirsium arvense*), Wild Red Raspberry (*Rubus idaeus*) and Coltsfoot (*Tussilago farfara*). Occasional occurrences of Common Buckthorn (*Rhamnus cathartica*), Reed Canary Grass (*Phalaris arundinacea*), Common Timothy (*Phleum pratense*), Field Sow-thistle (*Sonchus arvensis*), Sulphur Cinquefoil (*Potentilla recta*), Common Burdock (*Arctium minus*), Red Clover (*Trifolium pratense*) and Musk Mallow (*Malva moschata*) are also present. Other uncommon species include Mouse-eared Chickweed (*Cerastium fontanum*), Common Dandelion (*Taraxacum officinale*), Staghorn Sumac (*Rhus typhina*), Oxeye Daisy (*Leucanthemum vulgare*), Scarlet Pimpernel



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(*Lysimachia arvensis*), Wood Avens (*Geum urbanum*), Black Medick (*Medicago lupulina*) and Creeper species (*Parthenocissus* sp.). Less prevalent species include Common St. John's-wort (*Hypericum perforatum*), Common Teasel (*Dipsacus fullonum*), Wild Basil (*Clinopodium vulgare*), Wild Chicory (*Cichorium intybus*), Curly Dock (*Rumex crispus*), Common Milkweed (*Asclepias syriaca*), English Plantain (*Plantago lanceolata*) and Hawthorn species (*Crataegus* sp.).

## Unit 2: CUW1, Manitoba Maple-dominated Cultural Woodland

The majority of the Site is characterized by a cultural woodland dominated by Manitoba Maple with lesser associates of Common Buckthorn, Eastern White Cedar (*Thuja occidentalis*), Black Locust (*Robinia pseudoacacia*), Norway Maple (*Acer platanoides*) and Alternate-leaved Dogwood (*Cornus alternifolia*). The Understory is dominated by Tatarian Honeysuckle (*Lonicera tatarica*) and Common Lilac (*Syringa vulgaris*). Ground cover includes common occurrences of Red Current (*Ribes rubrum*), Garlic Mustard (*Alliaria petiolata*), Common Hemp-nettle (*Galeopsis tetrahit*), Wood Avens, Ground Ivy (*Glechoma hederacea*) and Quackgrass (*Elymus repens*). Uncommon occurrences also include Creeper species, Prickly Sow-thistle (*Sonchus asper*) and Lesser Periwinkle (*Vinca minor*), with rare occurrences of Broad-leaved Enchanter's Nightshade (*Circaea canadensis*) and Climbing Nightshade (*Solanum dulcamara*).

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### 4.4. MIGRATORY BIRD NEST SURVEY

The Site was surveyed for the presence of active birds' nests by qualified and experienced staff. Results of the nest survey found no active birds' nests within the Site. However, evidence of previous successful nesting was indicated as young Common Grackle (*Quiscalus quiscula*), Black-capped Chickadee (*Parus atricapillus*) and Song Sparrow (*Melospiza melodia*) were observed on Site.

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### 4.5. NATURAL HERITAGE FEATURES

An assessment of the Natural Heritage Features defined in the PPS are provided below.

#### 4.5.1. Fish Habitat

Fish habitat as defined in the Fisheries Act (1985), c. F-14 as "spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes". The Act also includes a broader definition of fish as shellfish, crustaceans, and marine mammals at all stages of their life cycles.

No fish habitat is present on Site. A small drainage feature was observed on the Site, and water was flowing easterly from a point of origin within the Unit 1 vegetation community for a short distance before draining into the roadside ditch and stormwater sewer. The feature is not directly connected to any watercourses or waterbodies, and is not considered to be direct or indirect fish habitat. Origin of the water flow is uncertain, however is not believed to be a natural groundwater source based on location and character. No waterbodies such as naturalized streams, rivers or lakes were identified during review of background information or field investigations. The Grand River is located at the edge of the



120 m Study Area, but fish habitat associated with this watercourse will not be impacted and thus, will not be discussed further.

#### 4.5.2. Significant Areas of Natural Scientific Interest

Significant Areas of Natural and Scientific Interest (ANSI) are defined as areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

The Natural Heritage Information Centre (NHIC) database (MNRF, 2023) searched for the presence of ANSIs on or within 120 m of the Site. No ANSIs were identified on or within 120 m of the Site.

#### 4.5.3. Significant Habitat of Threatened or Endangered Species

The PPS (OMMAH, 2020) defines the significant habitat of Endangered or Threatened species as the habitat, as approved by the Ontario Ministry of Natural Resources and Forestry (MNRF), that is necessary for the maintenance, survival and/or the recovery of a naturally occurring or reintroduced population of Endangered or Threatened species, and where those areas of occurrences are occupied or habitually occupied by the species during all or part(s) of their life cycle. The MNRF is mandated to ensure accurate database information for the identification, listing and conduct of ongoing assessments for significant Endangered species and their related habitats. Species identified as Special Concern are afforded protection under the SWH provisions of the PPS 2020.

The Natural Heritage Areas online mapping tool (MNRF, Accessed) was reviewed to determine if there are known Threatened or Endangered species on or within 120 m of the Site. One square kilometer (km<sup>2</sup>) quadrat (17NJ5460) encompassing the Site was searched to ensure potential Species at Risk with the potential to be in the general area were accounted for in the search. Bobolink (*Dolichonyx oryzivorus*) (THR), Barn Swallow (*Hirundo rustica*) (SC), and Yellow-banded Bumble Bee (*Bombus terricola*) (SC) were identified within the quadrat. These species were also identified through consultation with the GRCA (A. Zammit, pers. comm. April 11, 2023; Appendix A).

In addition to the NHIC database, the Ontario Breeding Bird Atlas (OBBA) (Bird Studies Canada et al., 2006) was consulted to determine if there were rare, Special Concern, Threatened or Endangered species known to be present within the vicinity of the Site. The OBBA uses 100 km by 100 km blocks, further subdivided into 10 km by 10 km squares to compartmentalize geographical areas. The Site lies in the square identified as 17NJ56. Species with breeding evidence values within this square as identified by the OBBA include Barn Swallow (SC), Bobolink (THR), and Eastern Meadowlark (*Sturnella magna*) (THR).

Similarly, to the OBBA, the Ontario Reptile & Amphibian Atlas (ORAA) (Toronto Entomologists' Association, 2021) uses 10 km by 100 km blocks further subdivided into 10 km by 10 km squares to compartmentalize geographical areas. The Site lies in the square identified as 17NJ56. Snapping Turtle (*Chelydra serpentina*) (SC) was identified within this square.

A search utilizing the DFO online mapping tool (DFO, 2023) was used to determine if there were SAR species mapped within the general vicinity of the Site. No SAR species were identified through this search.



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A review of aerial photographs was also conducted to determine if there is suitable habitat for other SAR species on or adjacent to the Site. Based on this review it is reasonable to expect that structures within the Study Area may provide habitat for Chimney Swift (*Chaetura pelagica*). Additionally, trees on Site and buildings within the Study Area have some limited potential to provide suitable habitat for SAR bats; however, no SWH or limiting habitat features for bats were identified on Site, and any potential impacts to bat species will be addressed through General Mitigation Measures outline in **Section 5.2** (i.e., vegetation clearing timing restrictions). See **Appendix F** for the Bat Acoustics Monitoring Survey Report for full details on SAR bats.

The MECP was contacted pertaining to SAR species, key correspondences include:

- April 5, 2023 – EnVision contacted MECP for information pertaining to SAR within the area. A general, automatic response was received regarding our submission.
- May 1, 2023 – Following the bat habitat suitability assessment and general screening for SAR species, the initial assessment of SAR habitat potential on the Site was sent to MECP.
- May 12, 2023 - MECP indicated they do not review these submissions and it is the proponent's responsibility to conduct appropriate work and made decisions about ESA obligations (P. Heeney, MECP, pers. comm. May 12, 2023; **Appendix A**).

An assessment of the habitat potential for all the above-mentioned rare, Special Concern, Threatened or Endangered species on the Site is provided in *Table 4-1*, below. Special consideration was given to these species identified as potentially present based on presence of suitable habitat during field investigations.



Table 4-1: Species at Risk Habitat Potential Assessment

SPECIES NAME	COSEWIC <sup>1</sup>	SARO <sup>2</sup>	HABITAT DESCRIPTION	HABITAT POTENTIAL	FIELD OBSERVATIONS
BOBOLINK	THR	THR	Bobolink breed in a variety of natural grassland habitat types, including remnant prairies, savannahs and alvar grasslands. They also nest commonly in grassland habitat restoration sites and primarily in hayfields and pastures. Bobolinks will also nest in low densities in large grassy bogs, fens and beaver meadows (MNRF, 2013).	None	None observed. Suitable pasture or open field habitat was not identified on or within 120 m of the Site. No anticipated impact to species.
BARN SWALLOW	SC	SC	Barn Swallows often live in close association with humans, building their cup-shaped mud nests almost exclusively on human-made structures such as open barns, under bridges and in culverts. The species is attracted to open structures that include ledges where they can build their nests, which are often re-used from year to year. They prefer unpainted, rough-cut wood since the mud does not adhere as well to smooth surfaces (MECP, 2021).	Low	None observed. Suitable habitat was not identified within the Site and surrounding area. Barn Swallows likely nest in the general area and could use the Site as foraging area. No anticipated impact to species.
CHIMNEY SWIFT	THR	THR	Chimney Swift are more likely to be found in and around urban settlements where they nest and roost (rest or sleep) in chimneys and other manmade structures. In Ontario, it is most widely distributed in the Carolinian zone in the south and southwest of the province (MNRF, 2014).	Low	None observed. Suitable chimneys are not present within the Site. There is potential for suitable chimneys to exist within the surrounding Study Area and Chimney Swifts may utilize areas above the Site as foraging grounds, however this habitat is not rare or limiting in the Study Area or general vicinity, and no impacts to this species are anticipated.
EASTERN MEADOWLARK	THR	THR	Eastern Meadowlark breed primarily in moderately tall grasslands, such as pastures and hayfields, but are also found in alfalfa fields, weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Small trees, shrubs or fence posts are used as elevated song perches (MNRF, 2014).	Low	None observed. Suitable pasture or open field habitat was not identified on or within 120 m of the Site. Species may utilize the Site as foraging grounds. No anticipated impact to species.
SNAPPING TURTLE	SC	SC	Snapping Turtles spend most of their lives in water. They prefer shallow waters so they can hide under the soft mud and leaf litter, with only their noses exposed to the surface to breathe. During the nesting season, from early to mid-summer, females travel overland in search of a suitable nesting site, usually 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 (MECP, 2021).	Low	None observed. Suitable habitat was not identified within the Site. Snapping Turtles may find suitable habitat within the nearby Grand River located approximately 350 m east of the Site. While the eastern portion of the Site, adjacent to the road may provide suitable nesting sites for this species, however, none were observed, and adjacent road areas are not limited within the surrounding Study Area. As the proposed development is limited to the Site boundaries, no impacts to this species are anticipated
YELLOW-BANDED BUMBLE BEE	SC	SC	This species is a forage and habitat generalist, able to use a variety of nectaring plants and environmental conditions. The Yellow-banded Bumble Bee has a large range throughout much of Canada and parts of the United States. It can be found in mixed woodlands, particularly for nesting and overwintering, as well as a variety of open habitats such as native grasslands, farmlands and urban areas. Nest sites are often underground in abandoned rodent burrows or decomposing logs. In southern Ontario, it is still observed but is less common than it was historically after steep declines (MECP, 2021).	Low	None observed. No anticipated impact to species.

<sup>1</sup> Committee on the Status of Endangered Wildlife in Canada; and <sup>2</sup> Species at Risk in Ontario Status; END – Endangered, THR – Threatened, SC – Special concern, ‘-’ – Not Listed.





#### 4.5.4. Significant Wetlands

Wetlands are defined in the PPS (OMMAH, 2020) as lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. There are four major wetland types; which are classified as swamps, marshes, bogs, and fens. A Significant Wetland is defined as an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time (OMMAH, 2020). Accordingly, it is the responsibility of the MNR to both identify and classify wetlands as significant in Ontario.

Based on a review of the NHIC online mapping tool (MNR, 2022) no Provincially Significant Wetlands (PSW) were identified on or within 120 m of the Site. Additionally, based on field investigations no unevaluated or non-provincially significant wetlands were identified on or within 120 m of the Site.

#### 4.5.5. Significant Wildlife Habitat

Wildlife habitat is defined as areas where plants, animals, and other organisms live and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual life cycle; and areas which are important to migratory or non-migratory species (OMMAH, 2020).

Wildlife habitat is referred to as Significant if it is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System (OMMAH, 2020).

Guidelines and criteria for the identification of SWH are detailed in the Significant Wildlife Habitat: Technical Guide (OMNR, 2000) and the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (OMNRF, 2015). SWH is described under four main categories:

- Seasonal concentrations of animals;
- Rare vegetation communities or specialized habitats for wildlife;
- Habitat for species of conservation concern; and,
- Animal movement corridors.

Review of the Dufferin County OP (2017) and the Town of Grand Valley OP (2017) did not identify any SWH within or adjacent to the Site. Further, no SWH were detected during field investigations. The MNR Make a Map identified a potential wildlife concentration area – Mixed Wader Nesting Colony, however, based on field observations, none was indicated on Site due to the lack of suitable water bodies (i.e., large lakes, wetlands, etc.). The drainage feature on Site would not provide suitable habitat for waterfowl. This wildlife concentration area is most likely associated with the habitat within the nearby Grand River. As the proposed development is limited to the Site boundaries and is located greater than 120 m from the Grand River and associated suitable habitats, no impacts to this feature are anticipated.



#### 4.5.6. Significant Woodlands

Significant Woodlands are defined as treed areas that provide environmental and economic benefits such as erosion prevention, water retention, and provision of habitat, recreation and the sustainable harvest of woodland products (OMMAH, 2020). Woodlands include treed areas, woodlots or forested areas and vary in their level of significance. The identification and assessment of Significant Woodlands is the responsibility of the local planning authority.

The Town of Grand Valley OP (2017), Section 4.2.1.5, provides criteria for the identification of Significant Woodlands, as follows:

- a) Woodlands 20 hectares in size or larger;
- b) Woodlands that have 2 ha or more of interior habitat; and/or
- c) Woodlands located within a defined natural heritage system or providing a connecting link between two other woodlands having a minimum area of 20 hectares each.

Based on GIS mapping, the Woodland feature on the Site is approximately 0.52 ha in size which is less than the 20 ha total size and 2 ha interior size minimum required to be considered Significant. Further, the woodland is isolated within an existing residential subdivision and does not provide connecting linkage between other woodlands of any size. As such, the woodland on Site is confirmed to be non-significant.

The draft plan presented in **Appendix D** proposes the removal of this woodland feature, and impacts and mitigation are discussed in **Section 5.2.1**.

#### 4.5.7. Significant Valleylands

The PPS (OMMAH, 2020) refers to a Significant Valleyland as a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and is ecologically important in terms of features, functions, representation, or amount, and contributes to the quality or diversity of an identifiable geographic region or natural heritage system. The local planning authority is responsible for identifying and evaluating Significant Valleylands. Significant Valleylands were not identified within the Dufferin County (2017) and Town of Grand Valley (2017) Official Plans nor during field investigations. The Grand River Valley is located at the edge of the larger Study Area, however it is separated from the Site by existing residential development and will not impact the form or function of this feature or its ecological function.

#### 4.5.8. Sand Barrens, Savannahs and Tall Grass Prairies

An assessment of sand barrens, savannahs, and tall grass prairies was not relevant to this Site. These habitats areas are not present on or within 120 m of the Site.

#### 4.5.9. Significant Feature Summary

The results of the assessment of Key Natural Heritage Features identified on or adjacent to the Site are provided in *Table 4-2* below.



Table 4-2: Summary of Natural Heritage Features

PPS 2020 DESIGNATED FEATURE/FUNCTION	PRESENT?
FISH HABITAT AND HYDROLOGICALLY SENSITIVE FEATURES	No
SIGNIFICANT ANSI	No
RARE, THREATENED OR ENDANGERED SPECIES HABITAT	No
SIGNIFICANT WETLANDS	No
SIGNIFICANT WILDLIFE HABITAT	No
SIGNIFICANT WOODLAND	No
SIGNIFICANT VALLEYLANDS	No
SAND BARRENS, SAVANNAHS AND TALL GRASS PRAIRIES	No



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## 5. POTENTIAL IMPACTS AND PROPOSED MITIGATION

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### 5.1. PROPOSED DEVELOPMENT

It is understood that approval is sought by the Client to complete in-fill townhouse developments within the Site, as shown on **Appendix D**. The proposed development is limited to the Site and will require the complete removal of vegetation on the Site.

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### 5.2. IMPACTS AND MITIGATION

Potential impacts and recommended mitigation measures for natural heritage features/functions identified for the Site, as summarized in *Table 4-2* above, are provided below. Items not identified in *Table 4-2* are deemed not to be present and therefore no further discussion of those features is provided. Despite none of the identified features meeting thresholds for protection/retention, mitigation measures are provided to avoid impacts to any wildlife potentially utilizing the Site, and that vegetation removal is completed in accordance with the Migratory Birds Convention Act.

#### 5.2.1. *Vegetation Clearing*

##### *(1) Impact*

The cultural woodland on Site was determined not to be significant based on the criteria provided in the Town of Grand Valley OP. The proposed development requires complete removal of this feature. While no Significant or regulated ecological features or functions are associated with this feature, it does provide general habitat for common urban adapted wildlife, and removal of the feature has the potential to directly impact these species including nesting migratory birds protected under the Migratory Birds Convention Act if not mitigated.

##### *(2) Mitigation*

Vegetation removal should be conducted between October 1<sup>st</sup> and April 1<sup>st</sup> to prevent potential impacts to nesting birds protected under the MBCA, or SAR bats with potential to occasionally utilize the Site for non-SWH day roosting habitat.



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### 5.2.2. General Site Mitigation

The following general recommendations are proposed to reduce impacts to local wildlife and natural heritage features on and within 120 m of the Site. This should not be considered a comprehensive list as permitting associated with these works will result in other/more measures with the potential for overall benefit works:

- Maintenance, cleaning, or refuelling of construction equipment and machinery should be completed offsite or at a designated location away from natural features and grassed areas, with the use of contractor provided containment systems to prevent potential fouling of natural features adjacent to work areas as a result of these activities.
- Temporarily store, handle, and dispose of materials used or generated (e.g., organics, soils, woody debris, temporary stockpiles) during site preparation and construction in a manner that prevents their entry into naturalized areas.
- Sediment and erosion control fencing should be designed and installed to isolate the construction zone, including any soil stockpiling areas, to prevent any sediment migration into drainage features or stormwater systems.
- Revegetate soils exposed by construction with an appropriate seed mix or sod as soon as feasible.
- Wildlife incidentally encountered during construction shall not be knowingly harmed and shall be allowed to move away from construction on its own. In the event wildlife encountered during construction does not move from the construction zone, the contractor shall contact MNR District Office to move the animal to a safe area.
- If a Species at Risk is encountered within or adjacent to the construction site, the MECP SAR Branch is to be contacted immediately.
- The contractor shall not destroy an active nest or wound or kills birds of species protected under the Migratory Birds Convention Act, 1994 and/or Regulations under that Act.
- Tree removal should conform to local, municipal, or regional by-laws, and should be performed by properly trained and accredited individuals.



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## 6. CONCLUSION AND RECOMMENDATIONS

The Client is proposing the development of several townhouse residential dwellings within the Site. It is our understanding that the Site Screening is to support the proposed Zoning By-law Amendment, Official Plan Amendment, and Site Plan Approval for the Site. The report has been prepared in accordance with the EIS TOR established through consultation with the agencies and approved by Town of Grand Valley staff (M. Kluge, pers. comm. April 19, 2023).

An evaluation of the Significance of the woodland located on the Site is presented in **Section 4.5.6** of this report.

The information contained in this report is based on a comprehensive review of available background studies, results of site-specific field investigations, and evaluation of the significance and status of the features and functions identified in consideration of the identified policy framework.

In summary, this report has:

- Provided a summary of applicable federal, provincial, regional and local level natural heritage regulations and policies that govern land use planning and development on the Site;
- Updated the existing knowledge base of biophysical resources and ecological functions by consolidating available background information and supplementing it with more detailed information and analyses from site-specific investigations;
- Identified the significance and sensitivities of natural heritage resources on the Site and broader Study Area by applying criteria from applicable natural heritage policies and regulations;
- Described impacts of the proposed development on identified features and functions; and,
- Recommended measures to mitigate potential impacts associated with the proposed works;

In conclusion, it is the opinion of EnVision that the proposed development:

- Will not have a negative impact on any Significant natural heritage features or functions associated with the Site and Study Area provided that the recommended mitigation measures specified in this report (and companion technical studies presented by others under separate cover) are implemented; and,
- Is consistent with the environmental protection legislation, policies and regulations at the provincial, regional and local levels.



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## 7. SIGNATURES

Prepared by

Anne Ha, B.Sc.  
Junior Ecologist  
aha@envisionconsultants.ca

Reviewed by

Stephen Dinka, B.Sc., M.Env.Sc.  
Project Manager- Ecologist  
sdinka@envisionconsultants.ca

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### 7.1. QUALIFIER

EnVision prepared this report solely for the use of the intended recipient in accordance with the professional services agreement. In the event a contract has not been executed, the parties agree that the EnVision General Terms and Conditions, which were provided prior to the preparation of this report, shall govern their business relationship.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment. The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the report are based on the observations and/or information available to EnVision at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by EnVision and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

EnVision disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, EnVision reserves the right to amend or supplement this report based on additional information, documentation or evidence.

EnVision makes no other representations whatsoever concerning the legal significance of its findings. The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. EnVision does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

EnVision has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by EnVision and the recipient of this report that EnVision provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by EnVision and the



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recipient of this report that EnVision makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, EnVision has relied in good faith on information provided by others, as noted in the report. EnVision has reasonably assumed that the information provided is correct and EnVision is not responsible for the accuracy or completeness of such information.

Unless otherwise agreed in writing by EnVision, the Report shall not be used to express or imply warranty as to the suitability of the site for a particular purpose. EnVision disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions /or costs.

This limitations statement is considered an integral part of this report.





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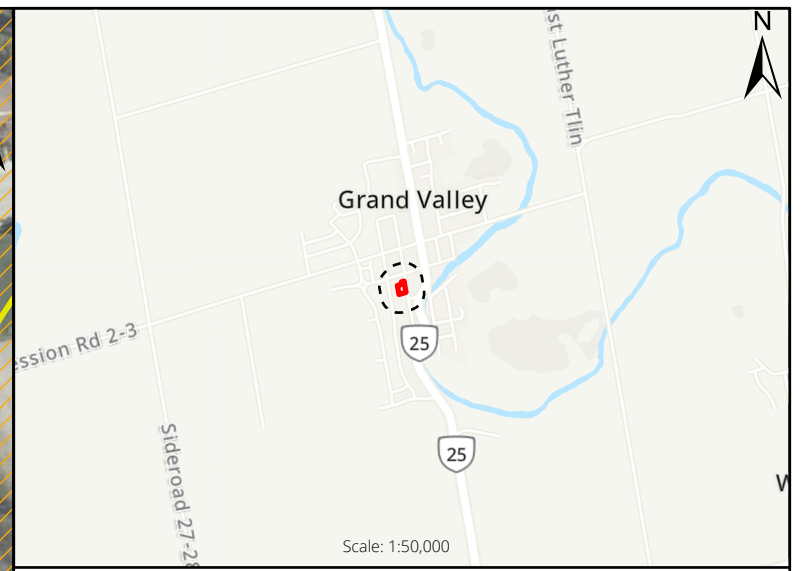
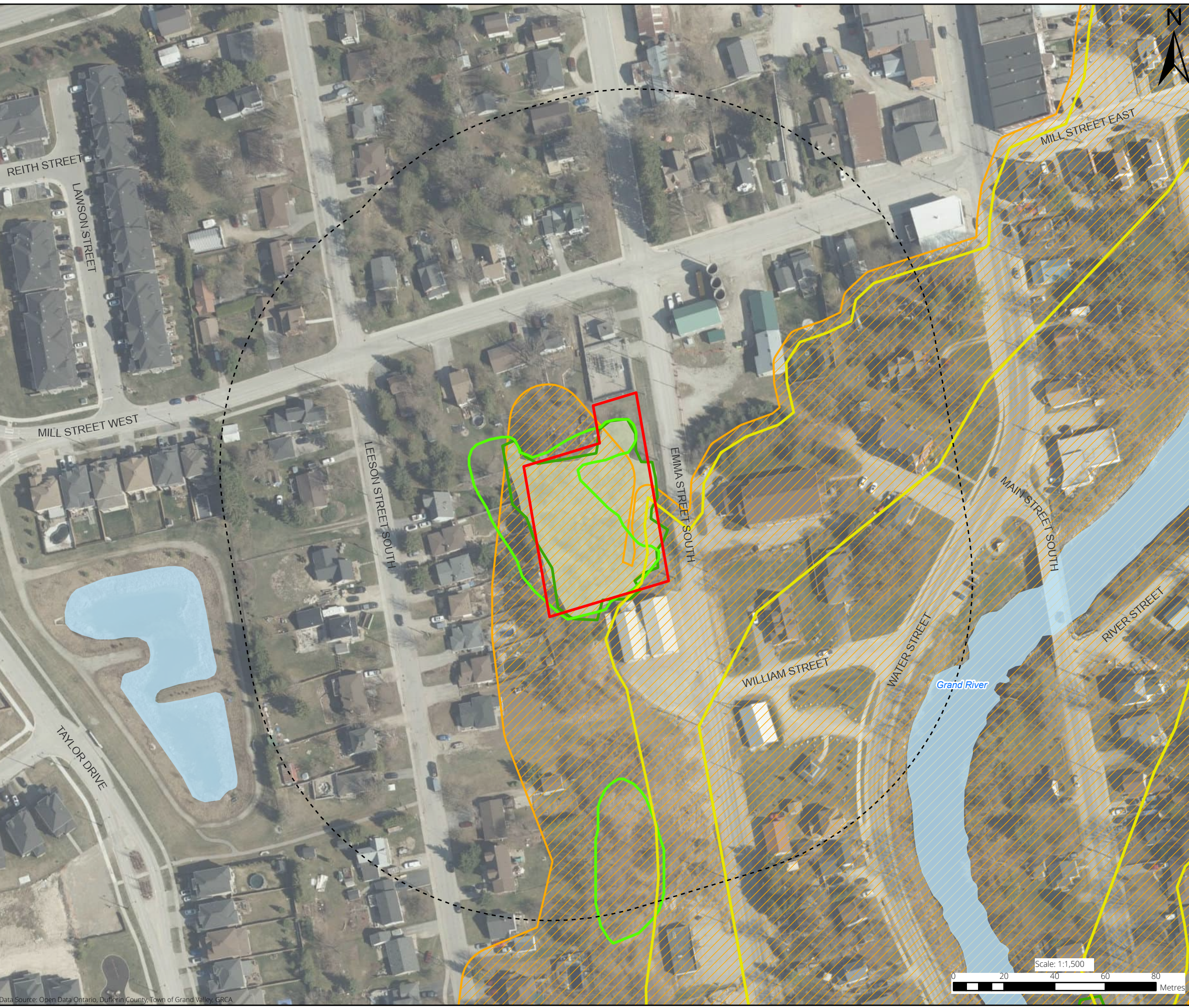
## 8. REFERENCES

- Bird Studies Canada, Ontario Field Ornithologists, Environment Canada, Ontario Nature, and Ontario Ministry of Natural Resources. 2006. *Atlas of the Breeding Birds of Ontario*. Available Online: <http://www.birdsontario.org/atlas/index.jsp>
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- Lee, H. T. 2008. *Ecological Land Classification Evolution update*. ELC Portal Website: [http://www.conservation-ontario.on.ca/events\\_workshops/ELC\\_portal/index.html](http://www.conservation-ontario.on.ca/events_workshops/ELC_portal/index.html)
- Ontario Ministry of Natural Resources. 2000. *Significant Wildlife Habitat: Technical Guide*.
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- Town of Grand Valley. 2017. *Official Plan for the Town of Grand Valley 2006*. 100 pp.



# FIGURES

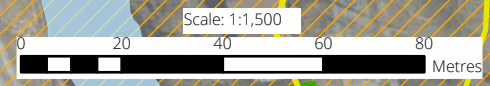
Prepared By: Tanya Peterson  
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Data Source: Open Data Ontario, Dufferin County, Town of Grand Valley, GRCA

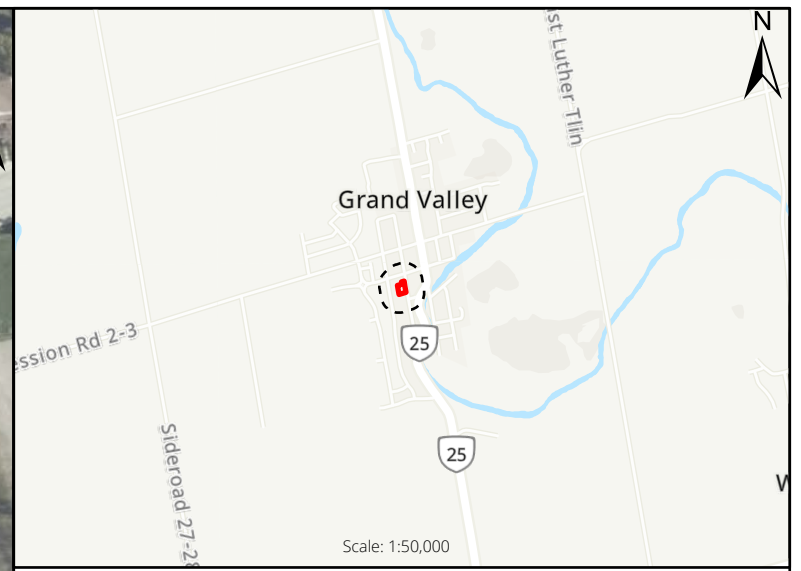


**LEGEND**

- SITE BOUNDARY
- 120 m STUDY AREA
- WATERBODY (MNRF)
- WOODED AREAS (MNRF)
- WOODED AREAS (DUFFERIN COUNTY)
- WOODED AREAS (TOWN OF GRAND VALLEY)
- REGULATION LIMIT (GRCA)
- REGULATORY FLOODPLAIN (GRCA)

TITLE				
SITE LOCATION AND NATURAL HERITAGE FEATURES				
PROJECT				
SITE SCREENING TECHNICAL MEMORANDUM 40 - 60 EMMA STREET SOUTH GRAND VALLEY, ONTARIO				
CLIENT				
SHELDON CREEK DEVELOPMENTS				
PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
23-0402	SEPTEMBER 2023	TP	MC	1





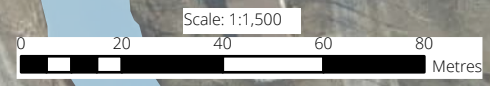
**LEGEND**

- SITE BOUNDARY
- 120 m STUDY AREA
- WATERBODY
- DRAINAGE FEATURE
- STORMWATER GRATE

**VEGETATION COMMUNITIES:**

- 1 - CUM/CUT CULTURAL MEADOW/THICKET
- 2 - CUW1 MANITOBA MAPLE-DOMINATED CULTURAL WOODLAND

<p><b>TITLE</b></p> <p>ECOLOGICAL LAND CLASSIFICATION VEGETATION COMMUNITIES AND DRAINAGE FEATURE</p>				
<p><b>PROJECT</b></p> <p>SITE SCREENING TECHNICAL MEMORANDUM 40 - 60 EMMA STREET SOUTH GRAND VALLEY, ONTARIO</p>				
<p><b>CLIENT</b></p> <p>SHELDON CREEK DEVELOPMENTS</p>				
<p><b>PROJECT NO.</b></p> <p>23-0402</p>	<p><b>DATE</b></p> <p>SEPTEMBER 2023</p>	<p><b>PREPARED BY</b></p> <p>TP</p>	<p><b>APPROVED BY</b></p> <p>MC</p>	<p><b>FIGURE</b></p> <p>2</p>





# **APPENDIX A:**

*Terms of Reference*

April 17, 2023

Project #: 23-0402

Town of Grand Valley  
5 Main St. N,  
Grand Valley, Ontario  
L9W 5S6

Attention: Mark Kluge, Planner

Sent via email: mkluge@townofgrandvalley.ca

**SUBJECT: TERMS OF REFERENCE, 40, 50 AND 60 EMMA STREET SOUTH, GRAND VALLEY, ONTARIO**

EnVision Consultants Ltd. (EnVision) was retained by Sheldon Creek Developments (the 'Client') to conduct a Site Screening Technical Memorandum to support the proposed residential development at 40, 50 and 60 Emma Street South, Grand Valley, Ontario (the 'Site'). This document proposes the Terms of Reference for the Site Screening Technical Memorandum.

It is our understanding that the Site Screening Technical Memorandum is to support the proposed Zoning By-law Amendment, Official Plan Amendment, and Site Plan Approval for the Site. Furthermore, based on the pre-consultation comments received, R.J. Burnside & Associates Limited has identified the requirement for the Site Screening including the identification of Species at Risk (SAR) habitat.

The Site is located near the intersection of Mill Street West and Emma Street South within Grand Valley, bounded Emma Street South to the east. The Site occupies an approximate area of 0.32 hectares (0.79 acres) and is currently undeveloped within an urban residential setting. A woodland feature exists across the entire Site and extends into the adjacent residential properties. We will use the County of Dufferin Official Plan (2017) and the Official Plan for the Town of Grand Valley (2017) to assess the significance of this feature at a high level and uncertainties that may exist (if any).

## REVIEW OF BACKGROUND INFORMATION

Relevant information resources will be reviewed in order to provide information related to Significant Wildlife Habitat (SWH) and Species at Risk (SAR) that have potential to occur on the Site or within the surrounding area (within 120 m of the Site). The resources to be reviewed are listed below:

- Aerial Photographs and Satellite Imagery;
- Atlas of the Breeding Birds of Ontario internet site (Bird Studies Canada, 2006);
- Conservation Authorities Act, Ontario Regulation 150/06 Grand River Conservation Authority;



- Correspondence with Grand River Conservation Authority (GRCA), MNRF, and MECP staff;
- County of Dufferin Official Plan (2014) – consolidated July 17, 2017;
- Endangered Species Act, 2007 (Government of Ontario, 2007);
- Migratory Birds Convention Act (Government of Canada, 1994);
- Natural Heritage Areas Mapping, including Natural Heritage Information Centre (NHIC) data (MNRF, 2022);
- Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (OMNR, 2010);
- Official Plan for the Town of Grand Valley (2006) – consolidated April 2017;
- Provincial Policy Statement (OMMAH, 2020);
- Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF, 2015b);
- Significant Wildlife Habitat: Technical Guide (OMNR, 2000);
- Species at Risk in Ontario (SARO) List, Ontario Regulation 230/08 (Government of Ontario, 2018); and,
- Species at Risk Public Registry (Government of Canada, 2015).

## FIELD PROGRAM

### *VEGETATION COMMUNITY DESCRIPTION AND MAPPING*

The vegetation on the Site will be documented with species and frequency of occurrence on the Site recorded. Additionally, details including the presence of any SAR plants, surficial soil types, and indication of human disturbance will be noted. Vegetation communities on the Site will be recorded, mapped, and classified based on the Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998).

### *VEGETATION INVENTORY*

The Site will be visited on one (1) occasion in the spring, to conduct vegetation inventories with species recorded, and the location of any SAR plants documented with a handheld GPS unit. This information will be used in the classification of ELC polygons on the Site.

### *BAT HABITAT ASSESSMENT*

The Site will be assessed for bat habitat, and a leaf-off tree snag survey will be completed to determine whether the trees onsite have the potential to be utilized as bat habitat.

### *SIGNIFICANT HABITAT ASSESSMENT AND WILDLIFE DOCUMENTATION*

The Site will be assessed for Significant Wildlife Habitat (SWH) and presence of or habitat for SAR, and any pertinent findings will be documented, photographed, and the location will be georeferenced using a handheld GPS unit. All incidental wildlife observations or evidence of wildlife will be recorded during each visit to the Site.



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## REPORTING

The findings from the field program will be included in a Site Screening Technical Memorandum report, along with relevant figures and regulatory communications. An assessment of the potential impacts of the proposed development to the natural heritage features and other communities on the Site will be conducted and included in the report. The report will also include recommendations for mitigation of impacts and the monitoring of these mitigations, and list enhancement opportunities on the Site. The report will be submitted to the Town of Grand Valley for review.

## CLOSING

This Terms of Reference, was prepared for the account of Sheldon Creek Developments. EnVision has completed this assessment in accordance with generally accepted professional practises and procedures applicable at the time of preparation. These services are not subject to any express or implied warranties, and none should be inferred. The material in this memo reflects EnVision's judgement in light of the information available at the time of preparation. Any use, which a Third Party not noted above makes of this report, or nay reliance on decisions to be made based on it, are the responsibility of such Third Parties. EnVision accepts no responsibility for damages, if any, suffered by a Third Party as a result of decisions made or actions based on this report.

We thank you for allowing us to take part in your project. Should you have any questions or wish to review the contents of this letter in more detail, please do not hesitate to contact the undersigned.

Yours sincerely,

EnVision Consultants Ltd.

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Anne Ha, B.Sc.  
Junior Ecologist  
aha@envisionconsultants.ca

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Mark Cece, B.Sc.  
Director - Ecology  
mcece@envisionconsultants.ca





# **APPENDIX B:**

## *Agency Consultation*

## Anne Ha

---

**From:** Tony Zammit <tzammit@grandriver.ca>  
**Sent:** April 11, 2023 12:30 PM  
**To:** Anne Ha  
**Subject:** FW: Request for Information: 40-60 Emma Street South

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from tzammit@grandriver.ca. [Learn why this is important](#)

Hi Anne,

Thank you for your enquiry. The site in question is regulated by the GRCA owing to the presence of slope and floodplain hazards, which could also be considered part of the natural heritage system. Natural hazard map layers and recent air photos can be downloaded from our [website](#).

With respect to other natural heritage features, species at risk (i.e. Barn Swallow, Bobolink) and species of conservation concern (i.e. Yellow-banded Bumble Bee) have been observed on or within the vicinity of the subject property. I would encourage you to use the Provincial [Make-A-Map](#) tool to confirm.

A good portion of the property is treed but you would have to consult with the local municipality to determine if the treed area on the property meets the definition of a woodland or is considered part of a larger woodland and if it is considered "significant". Portions of the woodland off the property are currently identified as being part of the Natural Heritage System and may be subject to Provincial Growth Plan Policies. The mapped NHS does not appear to extend onto the property. However, the northerly extent of the NHS west of Emma Street is something that could/should be assessed further. The onsite woodland is physically connected to a larger woodland, which is considered significant by the province.

Tony

**Anthony E. Zammit, MES**

Watershed Ecologist

Grand River Conservation Authority

400 Clyde Road, PO Box 729  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2246  
Cell: 519-240-0714  
Toll-free: 1-866-900-4722  
Email: [tzammit@grandriver.ca](mailto:tzammit@grandriver.ca)

[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

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**From:** Permits <permits@grandriver.ca>  
**Sent:** Wednesday, April 5, 2023 12:52 PM  
**To:** Tony Zammit <tzammit@grandriver.ca>  
**Subject:** FW: Request for Information: 40-60 Emma Street South

Hi Tony,

We received an natural heritage information request. Please see the email below.

Thank you

**Andrea De Angelis**

Water Management Technical Assistant  
Grand River Conservation Authority

400 Clyde Road, PO Box 729  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2324  
Toll-free: 1-866-900-4722

Email: [adeangelis@grandriver.ca](mailto:adeangelis@grandriver.ca)

[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

---

**From:** Grand River Conservation Authority <[grca@grandriver.ca](mailto:grca@grandriver.ca)>

**Sent:** Wednesday, April 5, 2023 9:14 AM

**To:** Permits <[permits@grandriver.ca](mailto:permits@grandriver.ca)>

**Subject:** FW: Request for Information: 40-60 Emma Street South

---

**From:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>

**Sent:** Wednesday, April 5, 2023 8:58 AM

**To:** Grand River Conservation Authority <[grca@grandriver.ca](mailto:grca@grandriver.ca)>

**Subject:** Request for Information: 40-60 Emma Street South

To Whom it May Concern,

EnVision Consultants Ltd (EnVision) has been retained to complete a Site Screening report for properties 40-60 Emma Street South, Grand Valley, Ontario 554872 E 4860584 N (see attached .jpeg).

The purpose of this email is to request any available Natural Heritage information regarding the subject property and the general area. Any details or information that you can provide to help our natural heritage inventory would be greatly appreciated.

Thank you,

Anne Ha, B.Sc  
Junior Ecologist

**ENVISION**  
CONSULTANTS LTD

6415 Northwest Drive U37-40,  
Mississauga, ON, L4V1X1  
Cell / 647-997-5650  
Office/ 905-677-0202

## Anne Ha

---

**From:** Mark Kluge <mkluge@townofgrandvalley.ca>  
**Sent:** April 19, 2023 7:01 AM  
**To:** Anne Ha  
**Cc:** Mark Kluge  
**Subject:** RE: 40-60 Emma St. S. TOR Submission

Hello Anne

Our Engineer reviewed and provided the following comments:

- The TOR is generally acceptable, however note the following:
  - The botanical inventory should take place during the growing season (we usually consider this to be late May onwards).
  - Following the results of the leaf-off survey, should the proponent find that SAR bats may be supported, they should confirm with the MECP that additional surveys (i.e. acoustic monitoring) will not be required to confirm presence / absence of SAR bats.

I am out of the office today, back tomorrow but working remotely.

Regards,



Mark H. Kluge MCIP RPP, Planner

Town of Grand Valley 5 Main Street North GRAND VALLEY ON L9W 5S6  
Tel: (519) 928-5652 Fax: (519) 928-2275 [mkluge@townofgrandvalley.ca](mailto:mkluge@townofgrandvalley.ca)

---

**From:** Anne Ha <aha@envisionconsultants.ca>  
**Sent:** Monday, April 17, 2023 2:19 PM  
**To:** Mark Kluge <mkluge@townofgrandvalley.ca>  
**Cc:** willem@sheldoncreek.com; Mark Cece <mcece@envisionconsultants.ca>  
**Subject:** 40-60 Emma St. S. TOR Submission

Hi Mark,

EnVision Consultants Ltd (EnVision) has been retained to complete a Site Screening Technical Memorandum for the properties 40, 50 and 60 Emma Street South, Grand Valley, Ontario.

Attached to this email is the Terms of Reference (TOR) for the previously mentioned properties for your review.

Please let me know if you have any questions or concerns.

Thank you,

Anne Ha, B.Sc  
Junior Ecologist

## Anne Ha

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**From:** Species at Risk (MECP) <SAROntario@ontario.ca>  
**Sent:** May 12, 2023 9:09 PM  
**To:** Anne Ha  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hi Anne,

For clarity, we don't review these submissions. It is the proponent's responsibility to conduct the appropriate work and make decisions about ESA obligations.

Regards.

Paul Heeney

---

**From:** Anne Ha <aha@envisionconsultants.ca>  
**Sent:** May 12, 2023 4:44 PM  
**To:** Species at Risk (MECP) <SAROntario@ontario.ca>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello,

I just wanted to send a follow-up email regarding an update if the MECP has had a chance to review our Snag Survey results and SAR species screening request sent on May 1, 2023.

Please let me know if anything else is needed.

Thank you,



Anne Ha, B.Sc.  
Junior Ecologist  
Cell / 647-997-5650  
Email / [aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)

---

**From:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Sent:** Tuesday, May 2, 2023 8:25 AM  
**To:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hello Anne,

Thank you for your submission to the Ministry of the Environment, Conservation and Parks (MECP) about species at risk (SAR).

MECP is responsible for the administration of the *Endangered Species Act, 2007* (ESA) ([Endangered Species Act, 2007, S.O. 2007, c. 6 \(ontario.ca\)](#)). The ESA provides for the protection and recovery of species on the Species at Risk in Ontario (SARO) List ([O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST](#)). The ESA includes prohibitions against killing, harming, harassing, capturing or taking a living member of a species listed as extirpated, endangered, or threatened on the SARO List (section 9) and against damaging or destroying the habitat of a species listed as endangered or threatened on the SARO List (section 10), without an exemption or authorization.

Seeking an ESA authorization or exemption is a proponent-led process. **This means that the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA.**

For information about assessing which SAR may be present on or in the area of your site, please refer to the MECP's draft "Client's Guide to Screening for Species at Risk" (attached).

You may proceed with the screening on your own or you may wish to consider hiring a qualified professional to perform a screening on your behalf. MECP recommends that the services of a professional environmental consultant be retained to assist in the completion of a screening, field assessments and surveys. An environmental consultant will be able to provide advice and direction on the type of surveys that should be performed and will be able to interpret the results of any surveys carried out.

If after carrying out a thorough SAR screening, including any field assessments and surveys that might be necessary, there is **no evidence of SAR or SAR habitat located on or adjacent to the site of your activity** and your activity will therefore not cause any prohibited impacts, an exemption or authorization under the ESA would not be necessary to proceed. The ministry strongly recommends that you document your SAR screening and assessment and rationale for avoiding prohibited impacts for future reference if needed. Proponents are responsible for ensuring their actions do not contravene the ESA.

If there IS evidence of species at risk and/or habitat on or around the location of your activity, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF). This includes consideration of all the elements in your SAR screening data collection and further levels of assessment of impacts and potential to minimize adverse effects.

After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you **WILL NOT** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA.

If after considering all the data and information in the IGF you have determined that the proposed activities **COULD POTENTIALLY** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or authorization may likely be required before you proceed. If there is no applicable exemption in regulations under the ESA, submit the IGF to the ministry at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) to seek a permit or agreement. Please visit [How to get an Endangered Species Act permit or authorization | ontario.ca](#) to obtain information on how to get an ESA permit or authorization.

Please consider in your project planning that it takes an average of 12-15 months from the submission of a complete IGF to a decision about a permit, if one is needed. This considers the time required to conduct the technical review of the application as well as to carry out public and Indigenous consultation, along with factors such as project complexity, seasonal nature of field survey and data collection required, volume of applications and quality of submissions. It is recommended that proponents submit a complete IGF well in advance of the activity's proposed start date. Failure to submit a complete and accurate IGF with supporting rationale and not allowing adequate time for review and the issuance of any required authorizations could result in delays to the activity's anticipated start date.

Thank you,

Species at Risk Branch

---

**From:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Sent:** May 1, 2023 12:05 PM  
**To:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

To Whom it May Concern,

EnVision has been retained by Sheldon Creek Developments Inc. (the 'Client') to complete a Site Screening report for properties 40-60 Emma Street South, Grand Valley, Ontario.

Following our list of potential SAR species sent on April 5, 2023, to MECP. A Site visit was undertaken on April 10, 2023, to conduct a general screening for SAR species presence and habitat potential for the before-mentioned properties. This screening included a snag survey for trees which may provide potential daytime roosting habitat for SAR bats. The survey followed MECP's protocol guidance documents including Maternity Roost Surveys (Forest/Woodlands) and Bat Survey Response which are both based off MNRF's Bat and Bat Habitat: Guidelines for Wind Power Projects (2011).

Generally, the forested area found on Site consisted of a disturbed wooded area primarily dominated by common deciduous trees and shrubs within an urban residential setting. In terms of snags, a total of five (5) low to low-moderate quality snags were found on Site. No high-quality snags to provide suitable roosting habitat for SAR bat species were found during this survey on Site. Please refer to the attached Snag Survey Results for full details. Due to the condition of some of the trees (i.e., snags), prevented further species identification in some cases, thus, tree species identification on the attached Table was completed as accurately as possible based on the available features observed.

We do not anticipate the removal of these trees to adversely impact SAR bat species and/or roosting habitat availability within the general vicinity as there are other treed areas within the broader landscape. Furthermore, tree removals will occur during the bat inactive period for Southern Ontario (October 1<sup>st</sup> to March 31<sup>st</sup>) as to adhere to the protocol recommendations.

Can you please provide comment/advise on our approach?

Thank you,



Anne Ha, B.Sc.  
Junior Ecologist  
Cell / 647-997-5650  
Email / [aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)

---

**From:** Anne Ha  
**Sent:** Wednesday, April 5, 2023 11:01 AM  
**To:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hello,

Thank you for the information, we are an environmental consulting company and as part of our screening services we have reviewed the background resources listed in the document you have previously provided (i.e., LIO, NHIC, iNaturalist, eBird, Ontario Reptile & Amphibian Atlas, etc.) and have reached out to the Grand River Conservation Authority for any additional available background information. These background resources, indicate the following SAR have been documented within the vicinity of the Site:

- Barn Swallow (*Hirundo rustica*);
- Snapping Turtle (*Chelydra Serpentina*);
- Eastern Meadowlark (*Sturnella magna*); and,
- Bobolink (*Dolichonyx oryzivorus*).

Based on aeriels potential habitat for:

- Chimney Swift (*Chaetura pelagica*);
- Little Brown Myotis (*Myotis lucifugus*);
- Northern Myotis (*Myotis septentrionalis*);
- Tri-colored Bat (*Perimyotis subflavus*); and
- Eastern small-footed Myotis (*Myotis leibii*).

In addition to review of background resources, we will also be conducting a field visit to screen for SAR potential on and around the Site. Based on our experience, we will contact the MECP if there are any SAR species found within the Site following the ESA.

If MECP has nothing further to add we will proceed with our SAR screening for the above-mentioned species.

Thank you,



Anne Ha, B.Sc.  
Junior Ecologist  
Cell / 647-997-5650  
Email / [aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)

---

**From:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Sent:** Wednesday, April 5, 2023 9:49 AM  
**To:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,



Hello Anne,

Thank you for your submission to the Ministry of the Environment, Conservation and Parks (MECP) about species at risk (SAR).

MECP is responsible for the administration of the *Endangered Species Act, 2007* (ESA) ([Endangered Species Act, 2007, S.O. 2007, c. 6 \(ontario.ca\)](#)). The ESA provides for the protection and recovery of species on the Species at Risk in Ontario (SARO) List ([O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST](#)). The ESA includes prohibitions against killing, harming, harassing, capturing or taking a living member of a species listed as extirpated, endangered, or threatened on the SARO List (section 9) and against damaging or destroying the habitat of a species listed as endangered or threatened on the SARO List (section 10), without an exemption or authorization.

Seeking an ESA authorization or exemption is a proponent-led process. **This means that the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA.**

For information about assessing which SAR may be present on or in the area of your site, please refer to the MECP's draft "Client's Guide to Screening for Species at Risk" (attached).

You may proceed with the screening on your own or you may wish to consider hiring a qualified professional to perform a screening on your behalf. MECP recommends that the services of a professional environmental consultant be retained to assist in the completion of a screening, field assessments and surveys. An environmental consultant will be able to provide advice and direction on the type of surveys that should be performed and will be able to interpret the results of any surveys carried out.

If after carrying out a thorough SAR screening, including any field assessments and surveys that might be necessary, there is **no evidence of SAR or SAR habitat located on or adjacent to the site of your activity** and your activity will therefore not cause any prohibited impacts, an authorization under the ESA would not be necessary to proceed. The ministry strongly recommends that you document your SAR screening and assessment and rationale for avoiding prohibited impacts for future reference if needed. Proponents are responsible for ensuring their actions do not contravene the ESA.

If there **IS** evidence of species at risk and/or habitat on or around the location of your activity, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF). This includes consideration of all the elements in your SAR screening data collection and further levels of assessment of impacts and potential to minimize adverse effects.

After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you **WILL NOT** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA.

If after considering all of the data and information in the IGF you have determined that the proposed activities **COULD POTENTIALLY** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an authorization may likely be required before you proceed. In this case, submit the IGF to the

ministry at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca). For more information on how to get an ESA permit or authorization please visit [How to get an Endangered Species Act permit or authorization | ontario.ca](#).

Please consider in your project planning that it takes an average of 12-15 months from the submission of a complete IGF to a decision about a permit, if one is needed. This considers the time required to conduct the technical review of the application as well as to carry out public and Indigenous consultation, along with factors such as project complexity, seasonal nature of field survey and data collection required, volume of applications and quality of submissions. It is recommended that proponents submit a complete IGF well in advance of the activity's proposed start date. Failure to submit a complete and accurate IGF with supporting rationale and not allowing adequate time for review and the issuance of any required authorizations could result in delays to the activity's anticipated start date.

Thank you,

Species at Risk Branch

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**From:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Sent:** April 5, 2023 8:58 AM  
**To:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Subject:** Request for Information: 40-60 Emma St. S,

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

To Whom it May Concern,

EnVision Consultants Ltd (EnVision) has been retained to complete a Site Screening report for properties 40-60 Emma Street South, Grand Valley, Ontario 554872 E 4860584 N (see attached .jpeg). The purpose of this email is to request any available information regarding species at risk (SAR).

A review of background information including the Natural Heritage Information Center (NHIC) data available through the Ministry of Natural Resources and Forestry Make a Map: Natural Heritage Areas application, ebird, and iNaturalist indicate the following SAR have been documented within the vicinity of the Site:

- Barn Swallow (*Hirundo rustica*);
- Eastern Meadowlark (*Sturnella magna*); and,
- Bobolink (*Dolichonyx oryzivorus*).

Based on aerials potential habitat for:

- Chimney Swift (*Chaetura pelagica*);
- Little Brown Myotis (*Myotis lucifugus*);
- Northern Myotis (*Myotis septentrionalis*);
- Tri-colored Bat (*Perimyotis subflavus*); and
- Eastern small-footed Myotis (*Myotis leibii*).

If possible, please confirm:

- That there are no other records of SAR or species of conservation concern on or within the vicinity of the Site.

Any other details or information that you can provide to help our natural heritage inventory would be greatly appreciated.

Thank you,



# **APPENDIX C:**

## *Vegetation Species List*



SCIENTIFIC NAME	COMMON NAME	CC <sup>1</sup>	CW <sup>1</sup>	G_RANK <sup>3</sup>	S_RANK <sup>4</sup>	COSEWIC <sup>5</sup>	SARA <sup>6</sup>	SARO <sup>7</sup>	CUM/ CUT	CUW1
<i>Acer negundo</i>	Manitoba Maple	0	0	G5	S5				X	X
<i>Acer platanoides</i>	Norway Maple		5	GNR	SNA					X
<i>Alliaria petiolata</i>	Garlic Mustard		0	GNR	SNA					X
<i>Arctium minus</i>	Common Burdock		3	GNR	SNA				X	
<i>Asclepias syriaca</i>	Common Milkweed	0	5	G5	S5				X	
<i>Cerastium fontanum</i>	Common Mouse-ear Chickweed		3	GNR	SNA				X	
<i>Cichorium intybus</i>	Wild Chicory		5	GNR	SNA				X	
<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	2	3	G5	S5					X
<i>Cirsium arvense</i>	Canada Thistle		3	G5	SNA				X	
<i>Clinopodium vulgare</i>	Wild Basil	4	5	G5	S5				X	
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	6	3	G5	S5					X
<i>Crataegus sp.</i>	Hawthorn sp.								X	
<i>Daucus carota</i>	Wild Carrot		5	GNR	SNA				X	
<i>Dipsacus fullonum</i>	Common Teasel		3	GNR	SNA				X	
<i>Elymus repens</i>	Quackgrass		3	GNR	SNA					X
<i>Galeopsis tetrahit</i>	Common Hemp-nettle		3	GNR	SNA					X
<i>Geum urbanum</i>	Wood Avens		5	G5	SNA				X	X



SCIENTIFIC NAME	COMMON NAME	CC <sup>1</sup>	CW <sup>1</sup>	G_RANK <sup>3</sup>	S_RANK <sup>4</sup>	COSEWIC <sup>5</sup>	SARA <sup>6</sup>	SARO <sup>7</sup>	CUM/ CUT	CUW1
<i>Glechoma hederacea</i>	Ground-ivy		3	GNR	SNA					X
<i>Hypericum perforatum</i>	Common St. John's-wort		5	GNR	SNA				X	
<i>Leucanthemum vulgare</i>	Oxeye Daisy		5	GNR	SNA				X	
<i>Lonicera tatarica</i>	Tatarian Honeysuckle		3	GNR	SNA					X
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil		3	GNR	SNA				X	
<i>Lysimachia arvensis</i>	Scarlet Pimpernel		3	GNR	SNA				X	
<i>Malva moschata</i>	Musk Mallow		5	GNR	SNA				X	
<i>Medicago lupulina</i>	Black Medick		3	GNR	SNA				X	
<i>Parthenocissus sp.</i>	Creeper sp.								X	X
<i>Phalaris arundinacea</i>	Reed Canary Grass	0	-3	G5	S5				X	
<i>Phleum pratense</i>	Common Timothy		3	GNR	SNA				X	
<i>Plantago lanceolata</i>	English Plantain		3	G5	SNA				X	
<i>Potentilla recta</i>	Sulphur Cinquefoil		5	GNR	SNA				X	
<i>Rhamnus cathartica</i>	European Buckthorn		0	GNR	SNA				X	X
<i>Rhus typhina</i>	Staghorn Sumac	1	3	G5	S5				X	
<i>Ribes rubrum</i>	European Red Currant		5	G4G5	SNA					X
<i>Robinia pseudoacacia</i>	Black Locust		3	G5	SNA					X



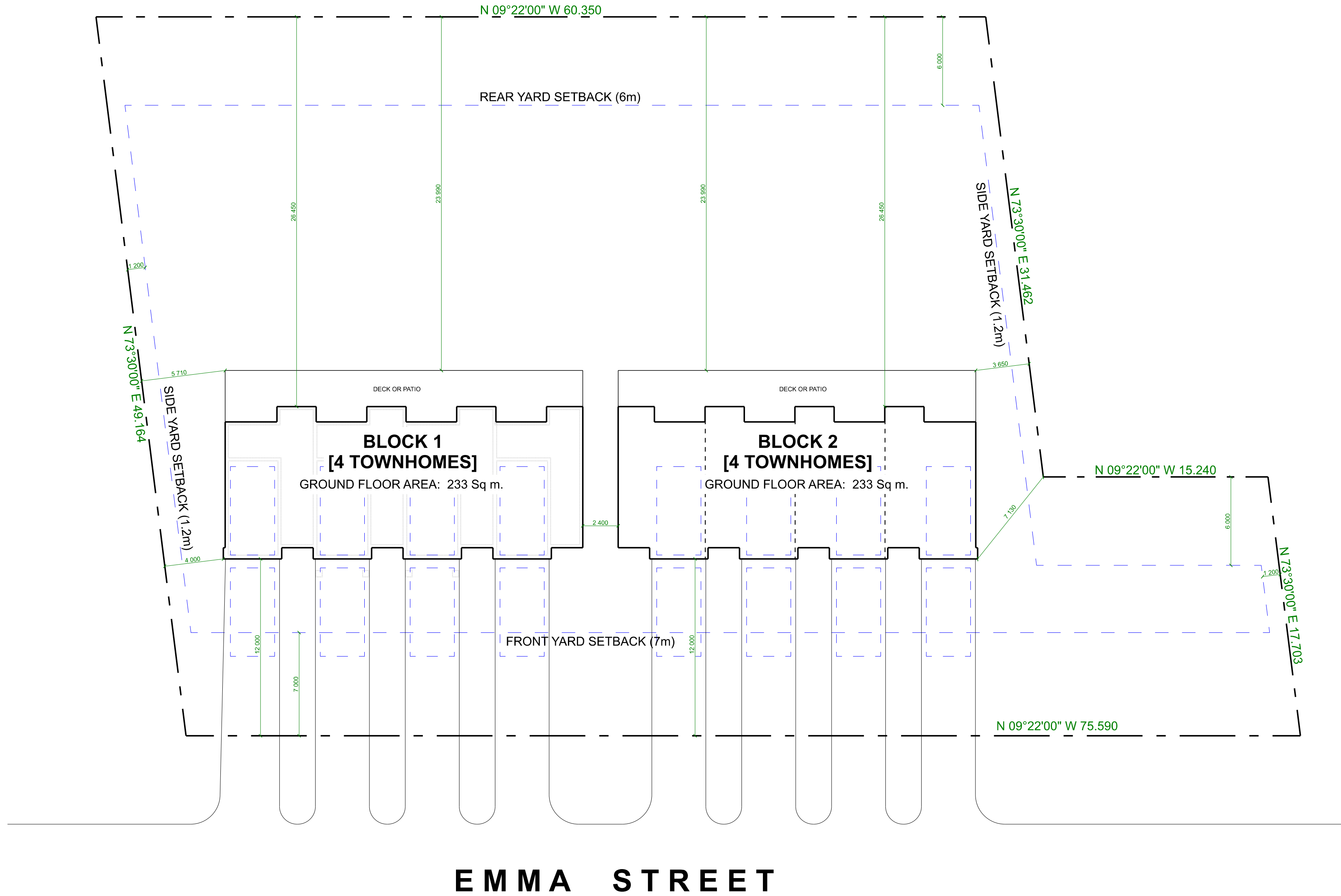
SCIENTIFIC NAME	COMMON NAME	CC <sup>1</sup>	CW <sup>1</sup>	G_RANK <sup>3</sup>	S_RANK <sup>4</sup>	COSEWIC <sup>5</sup>	SARA <sup>6</sup>	SARO <sup>7</sup>	CUM/ CUT	CUW1
<i>Rubus idaeus</i>	Red Raspberry	2	3	G5	S5				X	
<i>Rumex crispus</i>	Curly Dock		0	GNR	SNA				X	
<i>Securigera varia</i>	Purple Crown-vetch		5	GNR	SNA				X	
<i>Solanum dulcamara</i>	Climbing Nightshade		0	GNR	SNA					X
<i>Solidago sp.</i>	Goldenrod sp.								X	
<i>Sonchus arvensis</i>	Field Sow-thistle		3	GNR	SNA				X	
<i>Sonchus asper</i>	Prickly Sow-thistle		3	GNR	SNA					X
<i>Syringa vulgaris</i>	Common Lilac		5	GNR	SNA					X
<i>Taraxacum officinale</i>	Common Dandelion		3	G5	SNA				X	
<i>Thuja occidentalis</i>	Eastern White Cedar	4	-3	G5	S5					X
<i>Trifolium pratense</i>	Red Clover		3	GNR	SNA				X	
<i>Tussilago farfara</i>	Coltsfoot		3	GNR	SNA				X	
<i>Vicia cracca</i>	Tufted Vetch		5	GNR	SNA				X	
<i>Vinca minor</i>	Lesser Periwinkle		5	GNR	SNA					X
<i>Vitis riparia</i>	Riverbank Grape	0	0	G5	S5				X	

<sup>1</sup>Coefficient of Conservatism and Coefficient of Wetness Source: NHIC and Oldham et al. (1995), <sup>2</sup>G-Rank (Global) Source: NatureServe, <sup>3</sup>S-Ranks (Provincial) Source: NHIC, <sup>4</sup>COSEWIC (Committee on the Status of Endangered Wildlife in Canada), <sup>5</sup>SARA (Species at Risk Act) Source: Government of Canada's Species at Risk Public Registry, <sup>6</sup>SARO (Species at Risk in Ontario) Source: MNRF, <sup>7</sup>Native Status Source: Canadensys (VASCAN) and NHIC.



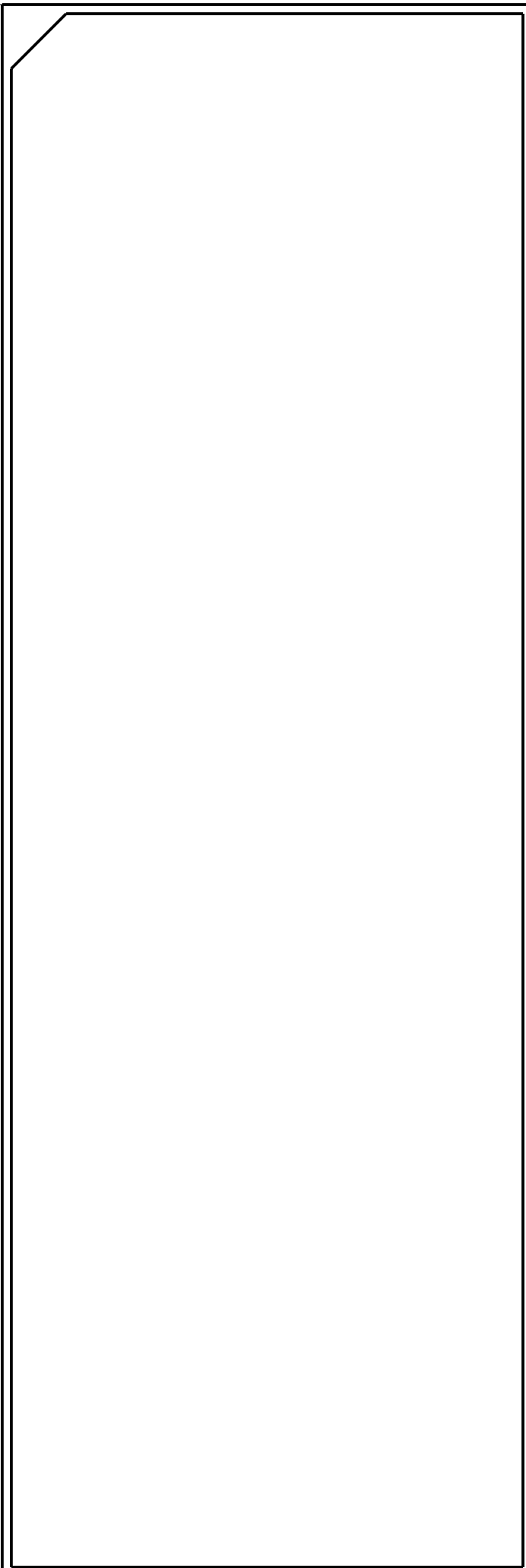
# **APPENDIX D:**

## *Site Plan*



**SITE PLAN**  
SCALE: 1:200

AREA SCHEDULE (PER BLOCK)  
 LEVEL ONE AREA: 231 Sq m.  
 LEVEL TWO AREA: 233 Sq m.  
 LEVEL THREE AREA: 301 Sq m.  
 TOTAL AREA: 764 Sq m.  
 TOTAL USABLE FLOOR AREA (BOTH BLOCKS): 1528 Sq m.  
 TOTAL LOT AREA: 3212 Sq m.  
 FLOOR SPACE INDEX: 0.48




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**TOWNHOME**  
 SHELDON CREEK DEVELOPMENTS  
 50 EMMA STREET  
 GRAND VALLEY

**SITE PLAN**

PROJECT NO: 22-102  
 STARTING DATE: Aug 16, 2022  
 LAST REVISION DATE: Aug 16, 2023  
 DRAWN BY: RV

**A1**

SCALE: As Noted

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 ALL DIMENSIONS TO BE VERIFIED BY THE CLIENT OR SURVEYOR. ELEVATE HOME DESIGN INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.  
 ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED, REGARDLESS OF DRAWING DETAILS.





# **APPENDIX E:**

*Photo Page*



PHOTO 1: Facing west at the Site (near the center) at both vegetation communities on Site from Emma Street South road edge (June 12, 2023).



PHOTO 2: Facing west at the southern half of the Site from Emma Street South road edge (June 13, 2023).



PHOTO 3: Facing southwest at the eastern half of the Site from the northwest corner (April 10, 2023).



PHOTO 4: Facing west near the center of the Site within the CUW1 community (June 12, 2023).



PHOTO 5: Facing north along the western border of the Site near the southwest corner (June 12, 2023).



PHOTO 6: Facing east (upstream) at the drainage feature from the western portion of the Site (June 12, 2023).



PHOTO 7: Facing southwest at western portion of the Site from the northern boarder. Neighboring fence is visible in the distance (April 12, 2023).



PHOTO 8: Facing southeast at household debris pile found on Site from the northern boarder of the Site (April 12, 2023).



PHOTO 9: Sample photo of a snag found on Site (April 12, 2023).



# **APPENDIX F:**

## *Bat Acoustic Monitoring Survey Report*

July 5, 2023

Project #: 23-0402

Sheldon Creek Developments Inc.  
75 First Street, Suite 14  
Orangeville, Ontario L9W 2E7

Attention: Willem Wildeboer – Project Manager

Sent via email: willem@sheldoncreek.com

**SUBJECT: BAT ACOUSTIC MONITORING SURVEY REPORT, 40-60 EMMA STREET SOUTH, GRAND VALLEY, ONTARIO**

EnVision Consultants Ltd. (EnVision) was retained by Sheldon Creek Developments Inc. (the 'Client') to complete an EIS for the proposed development located at 40-60 Emma Street South, Grand Valley, Ontario (the 'Site'). The Site is located within an urban residential area bounded by Emma Street South to the east, an electrical substation to the north, a commercial business building to the south and residential properties to the west.

Background information review and species at risk (SAR) screening identified the potential presence of 4 SAR bat species listed as endangered on the Species At Risk in Ontario List (Ontario Regulation 230/08):

- Eastern small-footed Myotis (*Myotis leibii*);
- Northern Long-eared Myotis (*Myotis septentrionalis*);
- Little brown Myotis (*Myotis lucifugus*); and,
- Tri-coloured Bat (*Perimyotis subflavus*).

Species listed as Threatened or Endangered, as well as their habitats, are afforded protection under Ontario's Endangered Species Act, 2007 (ESA). Certain Significant Wildlife Habitats (SWH) are also protected under the Provincial Policy Statement (PPS) and Planning Act. To further investigate the potential presence of bat species and their protected habitat, a bat habitat suitability assessment and acoustic monitoring survey were conducted following the MNRF protocols. Results and interpretation of those surveys including recommended mitigation for preliminary tree clearing to facilitate site access for required EIS technical studies, are presented herein.



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## POLICY PROTECTION FOR BAT SPECIES AND THEIR HABITAT

A brief summary of relevant legislation and policies pertaining to bat species in Ontario is provided below.

### ESA

Ontario's Endangered Species Act 2007 (ESA) protects species listed as Endangered or Threatened from direct harm.

Specifically, Subsection 9(1) of the ESA states that:

No person shall,

- (a) kill, harm, harass, capture or take a living member of a species that is listed on the Species at

Subsection 10(1) of the ESA states that:

No person shall,

- (a) damage or destroy the habitat of a species that is listed on the Species at Risk in Ontario list as an endangered or threatened species.

All Endangered or Threatened species listed under the act receive general habitat protection, defined under section 2 (1) as “an area on which the species depends, directly or indirectly, to carry on its life processes, including processes such as reproduction, rearing, hibernation, migration or feeding”. Habitat may also be more specifically defined through a species-specific habitat regulation made under the Act.

All 4 Endangered bats potentially relevant to the Site receive general habitat protection under the ESA. Although no habitat regulations exist for these SAR bat species, the MECP has developed guidance documents to assist in identifying and complying with the general habitat protection under the ESA; these documents are listed below:

- Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario Recovery Strategy (Humphrey et al., 2019);
- Bats and Bat Habitats: Guidelines for Wind Power Projects (MNRF, 2011); and,
- Bat Survey Standard Note 2021 (MECP, 2021).

While all bat life cycle component habitats are subject to provisions of the ESA, it is our understanding that MECP considers hibernacula and maternal roosting colony habitat to be a highly sensitive and limiting habitat on the landscape. Other habitats necessary for their life processes (i.e., day roosting habitat, foraging habitat) are also protected under the ESA; however, impacts to these other habitats are typically less likely to impact SAR as they are widely available in the broader landscape.



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## PPS 2007

The PPS mirrors the ESA protections for Threatened and Endangered species and their habitats, and also protects Significant Wildlife Habitat (SWH), defined under the PPS as *Significant* areas where plants, animals, and other organisms live and find adequate amounts of food, water, shelter, and space needed to sustain their populations. The MNR's Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (2015) identifies the following 3 SWH types for bats:

**Bat Migratory Stopover Areas** – these areas are not well understood and no criteria currently exist to enable identification of this habitat type. *This habitat type is not present on the Site.*

**Bat Hibernacula** – Bat hibernacula are rare habitats associated with caves, crevices and inactive mine shafts. *These habitats are not found within or adjacent to the Site.*

**Bat Maternity Colonies** – Bat maternity colonies are potentially found in mature deciduous or mixed forest communities with >10 large diameter wildlife trees ('snag' trees) per hectare. *The deciduous forest vegetation on the Site has some limited potential to support this habitat type.*

## SURVEY APPROACH

### Snag Survey and Habitat Suitability Assessment

A snag survey and habitat assessment were undertaken in accordance with the Bat Survey Standard Note 2021 (MECP, 2021). Due to the small size of the Site, snag density surveys were not considered practical, and so a comprehensive survey of the location and condition of all snag trees was completed on April 10, 2023.

### Acoustic Monitoring

Acoustic surveys to assess potential SAR bat habitat within the Site were carried out in accordance with the Bat Survey Standard Note 2021 (MECP, 2021)

Passive acoustic monitoring surveys were undertaken at 5 stations using full-spectrum detectors (Wildlife Acoustics Song Meter Mini BAT) each equipped with one ultrasonic microphone. Passive acoustic recorders were programmed to begin recording at sunset and to end recording at sunrise in triggered mode with settings recommended for recording bats only. The detectors and microphones were attached to the identified snag trees (T1-T5), approximately 2 m above the ground to reduce background noise and echo. The monitoring stations are shown in **Figure 1**.

The detectors were deployed from the night of June 7, 2023, to June 19, 2023, to achieve the 10 nights with suitable weather conditions (as per MECP 2021 guidance for bat surveys). The dates and weather conditions for this period are provided in *Table 1*.



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Surveys occurred over a total of 13 nights. On nights with unsuitable weather conditions bats are less likely to be active, and there may be impacts on sound quality from wind or rain; however, there is still a possibility of recording SAR bat calls of acceptable quality if there are 1 or 2 hours of locally suitable conditions within an overall unsuitable night. 11 survey nights were considered suitable and met survey conditions, however, recordings of bat calls were captured during all survey nights.

Data analysis was undertaken by Ecologists trained in bat acoustic sonogram analysis. Data was processed and analyzed using Kaleidoscope Pro. The data was first processed to remove noise/non-bat call files and the sufficient data was furthered analyzed by using auto-classification to classify the bat species. Where data was not sufficient to species classification it was analyzed and separated into two groups (high-frequency calls [HiF] and low-frequency calls [LoF]).

HiF group consist of species who call at a frequency of 35 kHz or higher. These species include Eastern Red Bat (*Lasiurus borealis*), a non-SAR bat species, and all SAR bat species; Eastern Small-footed Myotis, Tri-colored Bat, Northern Long-eared Myotis and Little Brown Myotis. LoF calls include non-SAR bats such as Silver-haired Bat (*Lasionycteris noctivagans*), Big Brown Bat (*Eptesicus fuscus*) and Hoary Bat (*Lasiurus cinereus*). The data analysis focused on the presence of SAR bats, manual verification process was undertaken for calls auto-classified as either SAR species or HiF to confirm and screen for the presence of *Myotis/Perimyotis* call characteristics that the auto-classifier may have missed or misattributed.





Table 1: Weather Conditions for Bat Acoustic Monitors

DATE	OVERNIGHT TEMPERATURE RANGE (° C)	PRECIPITATION	WIND SPEED (km/h)	WIND CODE*	MET SURVEY CONDITIONS**	COMMENT
07-JUN-23	11 - 14	None	6 - 15	3	Yes	
08-JUN-23	9 - 15	None	4 - 9	2	Yes	
09-JUN-23	5 - 21	Light Rain + Fog	0 - 11	2	Yes	Light rain + fog between 5:21 AM - 5:45 AM
10-JUN-23	14 - 21	Light Rain	0 - 11	2	Yes	Light rain between 1:51 AM - 2:16 AM
11-JUN-23	14 - 15	Rain	15 - 30	5	No	Light to Moderate Rain throughout entire night
12-JUN-23	10 - 13	None	7 - 24	3	Yes	
13-JUN-23	11 - 12	Light Rain	7 - 11	2	Yes	Light rain between 10:30 PM - 11:40 PM
14-JUN-23	9 - 19	None	6 - 11	2	Yes	
15-JUN-23	13 - 16	Light Rain	6 - 13	3	No	Light rain between 10:38 PM - 3:16 AM
16-JUN-23	11 - 17	None	7 - 13	3	Yes	
17-JUN-23	8 - 17	None	4 - 11	2	Yes	
18-JUN-23	9 - 25	Fog	0 - 15	3	Yes	Fog between 3:23 AM - 7:33 AM
19-JUN-23	15 - 18	None	9 - 19	3	Yes	

\* Beaufort Wind Scale Codes are considered 0 – Calm (0-2 km/h), 1 – Light Air (2-6 km/h), 2 – Slight Breeze (6-11 km/h), 3 – Gentle Breeze (12-19 km/h), 4 – Moderate Breeze (20-28 km/h), 5 – Fresh Breeze (29-38 km/h), or 6 – Very Windy (39+ km/h).

\*\*Suitable survey conditions were considered Overnight Temperature Ranges:  $\geq 10^{\circ}\text{C}$ , Precipitation: none – light rain (< 2 hours), Wind Code:  $\leq 3$ .



## RESULTS

### Bat Habitat Suitability Assessment

The results of the Snag Survey are presented in *Table 2* below.

*Table 2: Snag Survey Results*

SNAG ID	COMMON NAME	SCIENTIFIC NAME	DBH (cm) <sup>1</sup>	HEIGHT OF TREE	CAVITY	LOOSE BARK	WOODPECKER HOLE	KNOT HOLE	DECAY CLASS	HEIGHT OF CAVITY	OVERALL ROOST QUALITY
T1	Maple Species	<i>Acer sp.</i>	30	9			Yes		4-5	4 m	Low
T2	Unknown – Deciduous	Unknown	23	7		Yes			2-3	N/A	Low
T3	Maple Species	<i>Acer sp.</i>	47	12	Yes	Yes			3-4	<1, 3, 4 m	Low – Moderate
T4	Unknown – Deciduous	Unknown	27	5	Yes	Yes			5	4 m	Low – Moderate
T5	Manitoba Maple	<i>Acer negundo</i>	19	5.5	Yes				2-3	5 m	Low – Moderate

<sup>1</sup> Diameter Breast Height (DBH).

The overall quality and habitat potential of the site is considered low due to its very small size (<0.5ha), level of anthropogenic disturbance, and location within and established residential subdivision. However, the habitat assessment indicates the Site contains a total of 5 snag trees that have low to moderate potential to provide maternity roosting habitat for SAR bats. The location of identified snag trees is indicated on *Figure 1*.

### Bat Acoustic Monitoring Survey

The results of the acoustic surveys are presented below in *Table 3* and *Table 4*. Of the four Endangered bat species identified through the SAR screening exercise, only 1 species, Little brown Myotis, was confirmed. No other SAR bat species were detected and therefore all other SAR bat species identified through the screening exercise are considered absent from the Site and are not discussed further. Four (4) non-SAR migratory bat species (Big Brown Bat, Hoary Bat, Silver-Haired Bat, and Eastern Red Bat) were also detected during the acoustic monitoring surveys.



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Highlights of survey findings for Little Brown Myotis are summarized below:

- Call levels were for all species were considered low, and particularly low for Little Brown Myotis, with an average of less than 3 passes detected per night.
- The number of passes recorded for Little Brown Myotis and all recorded bat species (except for Hoary Bat) followed a similar trend at each of the 5 monitoring stations - highest at monitor station M5, moderately lower at M1/M3 and lowest at stations M2/M4, suggesting a common pattern of use of habitats within and adjacent to Site between all bat species (e.g. foraging), and not species specific patterns of habitat utilization within the Site/Feature (e.g. roosting).
- Station M5 which had substantially higher number of recorded calls for all species (except Hoary Bat) than at any of the other stations, is located immediately adjacent to a small groundwater seep within an open canopy area at the edge of the property along Emma Street which likely supports a local concentration of flying insects relative to the surrounding woodland and suburban landscape.
- In general, the higher call frequency by all recorded bat species at M5, followed by M1/M3, indicates utilization of open habitats within and adjacent to the Site for foraging purposes, rather than species-specific utilization of specialized roosting habitats within the site.
- A total of 53 calls were detected for Little Brown Myotis over the 10 survey nights at 5 stations, representing approximately 1 bat detected every 2 hours during the 100 hours of recording captured during the 10 night acoustic survey.
- Daily detection rates for Little Brown Myotis at station M5, which detected 40 of the 53 calls for this species, were between 1 and 7 passes per night, with an average of 3 passes detected per night.
- Passes were more likely during the initial few hours after sunset concurrent with general peak foraging activity by bat species generally, however passes occurred throughout the night and no patterns indicative of roost entry/exit were discernable.
- Calling activity for all species is considered low relative to other sites in Ontario<sup>1</sup>.

Overall, the results of the acoustic monitoring survey suggest low level utilization of open areas surrounding the site for foraging by all bat species detected.

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<sup>1</sup> Overall levels of bat activity have been categorized according to the average number of passes per night, including SAR / non-SAR bats, with 0-100 per night = low; 100 – 200 per night = moderate; >200 per night = high; these thresholds were developed based on experience with other similar bat survey projects in Ontario.



Table 3: Passive Survey Acoustic Monitoring Results

MONITORING STATION	SNAG ID	NOISE/ NON-BATS	LOW FREQUENCY CALLS					HIGH FREQUENCY CALLS							TOTAL BAT PASSES
			Big Brown Bat	Hoary Bat	Silver-haired Bat	Unknown Low Frequency Calls	Total Low Frequency Calls	Eastern Red Bat	Eastern Small-footed Myotis	Northern Long-eared Myotis	Little Brown Myotis	Tri-colored Bat	Unknown High Frequency	Total High Frequency Calls	
M1	T1	618	21	91	17	53	182	0	0	0	4	0	9	13	195
M2	T2	1011	7	58	9	39	113	6	0	0	0	0	1	7	120
M3	T3	5106	44	51	15	69	179	0	0	0	7	0	17	24	203
M4	T4	1156	17	26	11	28	82	0	0	0	2	0	1	3	85
M5	T5	1182	194	98	27	54	373	4	0	0	40	0	30	74	447



Table 4: Mean and Maximum of Bat Passes per Night

MONITORING STATION	TOTAL BAT PASSES		CONFIRMED OR UNKNOWN LOW FREQUENCY PASSES (NON-SAR BATS)		CONFIRMED OR UNKNOWN HIGH FREQUENCY CALLS (SAR BATS)	
	Mean per Night	Maximum per night	Mean per Night	Maximum per Night	Mean per Night	Maximum per Night
M1	13.9	31	13	31	0.9	3
M2	5.9	13	9.9	13	0.1	1
M3	14.6	24	12.79	22	1.7	6
M4	6.1	24	5.9	24	0.21	1
M5	32	63	26.8	54	5.21	11



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## DISCUSSION

Background information collection and preliminary surveys indicated the potential presence of

- Threatened SAR bat species protected under the ESA;
- Habitat of threatened SAR bat species protected under the ESA; and/or
- SWH of bat species protected under the Planning Act and PPS.

While acoustic monitoring confirmed the presence of 1 SAR bat species – Little Brown Myotis, as well presence of 4 non-SAR bat species in the general vicinity of the site (Big Brown Bat, Hoary Bat, Silver-Haired Bat, and Eastern Red Bat), the levels and patterns of usage, as documented and described above, are considered low and suggest the site and adjacent lands provide suitable foraging habitat only, and do not support hibernacula, maternity roosting sites, or any other bat habitat features protected under the ESA or SWH provisions of the PPS and Planning Act.

The proponent is in the process of completing an Environment Impact Study (EIS) in pursuit of Planning Act approval for the proposed residential development of the Site. The proposed development, if approved, will result in the complete removal of woodland vegetation from the Site, and preliminary access for studies required to complete the EIS may result in minor branch clearing or tree removals. To ensure pre-approval activities are completed in compliance with the ESA and Planning Act, the following avoidance and mitigation measures are recommended:

- Retain all snag trees identified on **Figure 1** to avoid potential for direct impact to SAR or non-SAR bat species, if present. Trees should be identified to those responsible for tree clearing activities, both on mapping and visually in the field to prevent accidental impacts.
- If possible, conduct tree clearing activities outside of bird and bat active seasons (No cutting from approximately April 1 to October 1) to preclude any potential for direct impacts to these species.
- For any in-season clearing of branches/trees it is recommended that a nest survey be completed by a qualified ornithologist to avoid any potential for direct impacts to nesting birds protected under the Migratory Birds Convention Act (1994).
- Activities in close proximity to identified snag trees should be avoided or limited to the extent feasible.
- If bats or other wildlife are encountered, stop works and allow wildlife to move away without intervention, and call MECP or a qualified biologist for assistance.
- Consult with the planning approval authority and ensure any tree clearing activities are completed in accordance with local tree cutting ordinances and by-laws, if any.

Tree clearing should be limited to that required for access to complete studies in support of EIS completion, and should be undertaken under clearance from the planning approval authority to ensure compliance with any additional requirements not considered here. Additional mitigation measures may be specified in the EIS.



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## CONCLUSION

Based on the findings of the bat habitat suitability and acoustic monitoring surveys, the general areas above and surrounding the Site likely support foraging habitat for Little Brown Myotis (Endangered), and several non-SAR bat species including Big Brown Bat, Hoary Bat, Silver-Haired Bat, and Eastern Red Bat. While 5 snag trees were identified within a woodland community on the Site, generally low levels of bat activity and overall patterns of usage detected during acoustic monitoring suggest the activity may be associated with foraging habitat and movement through the general vicinity, and no protected bat habitat features are considered present. In any case, all identified snag trees will be retained until completion of the EIS and will not be directly affected by any minor pre-approval works (i.e., tree clearing to facilitate hydrogeological study) if the recommendations identified in this report are implemented.

## CLOSING

This Bat Acoustic Monitoring Survey Report, was prepared for the account of Sheldon Creek Developments Inc.. EnVision has completed this assessment in accordance with generally accepted professional practises and procedures applicable at the time of preparation. These services are not subject to any express or implied warranties, and none should be inferred. The material in this memo reflects EnVision's judgement in light of the information available at the time of preparation. Any use, which a Third Party not noted above makes of this report, or nay reliance on decisions to be made based on it, are the responsibility of such Third Parties. EnVision accepts no responsibility for damages, if any, suffered by a Third Party as a result of decisions made or actions based on this report.

We thank you for allowing us to take part in your project. Should you have any questions or wish to review the contents of this letter in more detail, please do not hesitate to contact the undersigned.

Yours sincerely,

EnVision Consultants Ltd.

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Anne Ha, B.Sc.,  
Junior Ecologist  
aha@envisionconsultants.ca

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Stephen Dinka, B.Sc., M.Env.Sc.  
Senior Ecologist and Project Manager  
sdinka@envisionconsultants.ca



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## REFERENCES

- Government of Ontario (Ontario). 2007. Endangered Species Act, 2007. Statutes of Ontario. Chapter 6.
- Government of Ontario (Ontario). 2020 Species at Risk in Ontario List. Available online: <https://www.ontario.ca/environment-and-energy/species-risk-ontario-list>
- Humphrey, Christy and Heather Fotherby. 2019. Recovery Strategy for the Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*) and Tri-colored Bat (*Perimyotis subflavus*) in Ontario. Ontario Recovery Strategy Series. Prepared by the Ministry of the Environment, Conservation and Parks, Peterborough, Ontario. vii + 35 pp. + Appendix. Adoption of the Recovery Strategy for the Little Brown Myotis (*Myotis lucifugus*), the Northern Myotis (*Myotis septentrionalis*), and the Tri-colored Bat (*Perimyotis subflavus*) in Canada (Environment and Climate Change Canada 2018).
- Ministry of the Environment, Conservation and Parks. 2021. Bat Survey Standard Notes 2021.
- Ministry of Natural Resources. 2011. Bats and Bat Habitats: Guidelines for Wind Power Projects. Available online: <https://www.ontario.ca/page/bats-and-bat-habitats-guidelines-wind-power-projects>

## INCLUSIONS

### *TABLES (INCLUDED WITHIN THE REPORT)*

Table 1	Snag Survey Results
Table 2	Weather Conditions for Bat Acoustic Monitors
Table 3	Passive Survey Acoustic Monitoring Results
Table 4	Mean and Maximum of Bat Passes per Night

### *FIGURE*

Figure 1	Bat Acoustic Monitoring Stations
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### *APPENDICES*

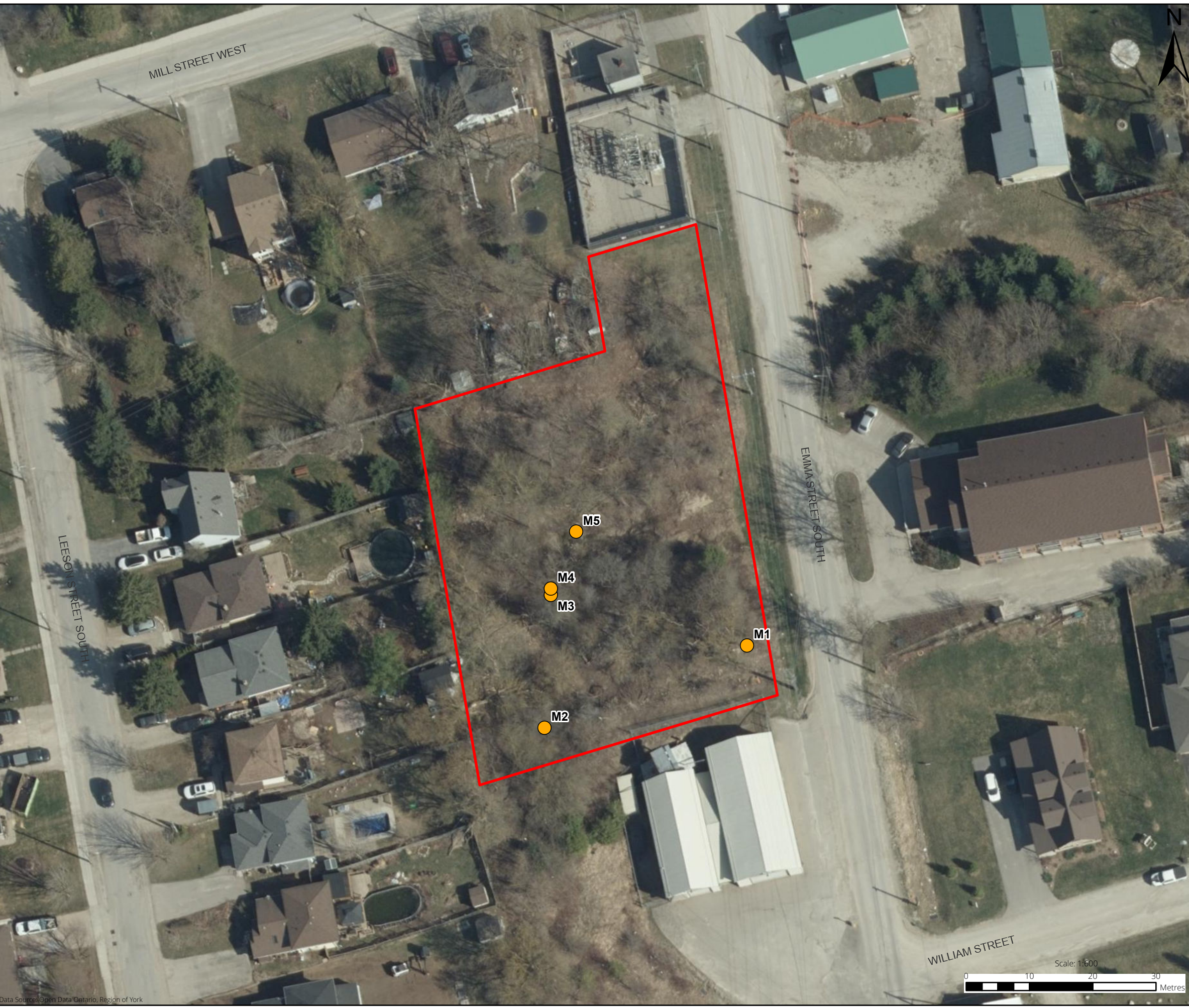
#### **APPENDIX A: Email Correspondences**





**FIGURE**

Prepared By: Tanya Peterson  
C:\Users\Tanya.Peterson\OneDrive - Environment Consultants\Documents\12\_GIS\Projects\2023\23-0402\APP\Bat\_Monitoring\_Report\23-0402\_Figure\_1\_Monitoring\_Locations.aprx  
Data Source: Open Data Ontario, Region of York



**LEGEND**

- SITE BOUNDARY
- BAT ACOUSTIC MONITORING STATION

TITLE

BAT ACOUSTIC MONITORING STATIONS

PROJECT

BAT ACOUSTIC MONITORING SURVEY REPORT  
40 - 60 EMMA STREET SOUTH  
GRAND VALLEY, ONTARIO

CLIENT

PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
23-0402	JUNE 2023	TP	SD	1



# **APPENDIX A:**

## *Email Correspondences*

## Anne Ha

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**From:** Species at Risk (MECP) <SAROntario@ontario.ca>  
**Sent:** May 12, 2023 9:09 PM  
**To:** Anne Ha  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hi Anne,

For clarity, we don't review these submissions. It is the proponent's responsibility to conduct the appropriate work and make decisions about ESA obligations.

Regards.

Paul Heeney

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**From:** Anne Ha <aha@envisionconsultants.ca>  
**Sent:** May 12, 2023 4:44 PM  
**To:** Species at Risk (MECP) <SAROntario@ontario.ca>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello,

I just wanted to send a follow-up email regarding an update if the MECP has had a chance to review our Snag Survey results and SAR species screening request sent on May 1, 2023.

Please let me know if anything else is needed.

Thank you,



Anne Ha, B.Sc.  
Junior Ecologist  
Cell / 647-997-5650  
Email / [aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)

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**From:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Sent:** Tuesday, May 2, 2023 8:25 AM  
**To:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hello Anne,

Thank you for your submission to the Ministry of the Environment, Conservation and Parks (MECP) about species at risk (SAR).

MECP is responsible for the administration of the *Endangered Species Act, 2007* (ESA) ([Endangered Species Act, 2007, S.O. 2007, c. 6 \(ontario.ca\)](#)). The ESA provides for the protection and recovery of species on the Species at Risk in Ontario (SARO) List ([O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST](#)). The ESA includes prohibitions against killing, harming, harassing, capturing or taking a living member of a species listed as extirpated, endangered, or threatened on the SARO List (section 9) and against damaging or destroying the habitat of a species listed as endangered or threatened on the SARO List (section 10), without an exemption or authorization.

Seeking an ESA authorization or exemption is a proponent-led process. **This means that the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA.**

For information about assessing which SAR may be present on or in the area of your site, please refer to the MECP's draft "Client's Guide to Screening for Species at Risk" (attached).

You may proceed with the screening on your own or you may wish to consider hiring a qualified professional to perform a screening on your behalf. MECP recommends that the services of a professional environmental consultant be retained to assist in the completion of a screening, field assessments and surveys. An environmental consultant will be able to provide advice and direction on the type of surveys that should be performed and will be able to interpret the results of any surveys carried out.

If after carrying out a thorough SAR screening, including any field assessments and surveys that might be necessary, there is **no evidence of SAR or SAR habitat located on or adjacent to the site of your activity** and your activity will therefore not cause any prohibited impacts, an exemption or authorization under the ESA would not be necessary to proceed. The ministry strongly recommends that you document your SAR screening and assessment and rationale for avoiding prohibited impacts for future reference if needed. Proponents are responsible for ensuring their actions do not contravene the ESA.

If there IS evidence of species at risk and/or habitat on or around the location of your activity, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF). This includes consideration of all the elements in your SAR screening data collection and further levels of assessment of impacts and potential to minimize adverse effects.

After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you **WILL NOT** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA.

If after considering all the data and information in the IGF you have determined that the proposed activities **COULD POTENTIALLY** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or authorization may likely be required before you proceed. If there is no applicable exemption in regulations under the ESA, submit the IGF to the ministry at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) to seek a permit or agreement. Please visit [How to get an Endangered Species Act permit or authorization | ontario.ca](#) to obtain information on how to get an ESA permit or authorization.

Please consider in your project planning that it takes an average of 12-15 months from the submission of a complete IGF to a decision about a permit, if one is needed. This considers the time required to conduct the technical review of the application as well as to carry out public and Indigenous consultation, along with factors such as project complexity, seasonal nature of field survey and data collection required, volume of applications and quality of submissions. It is recommended that proponents submit a complete IGF well in advance of the activity's proposed start date. Failure to submit a complete and accurate IGF with supporting rationale and not allowing adequate time for review and the issuance of any required authorizations could result in delays to the activity's anticipated start date.

Thank you,

Species at Risk Branch

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**From:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Sent:** May 1, 2023 12:05 PM  
**To:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

To Whom it May Concern,

EnVision has been retained by Sheldon Creek Developments Inc. (the 'Client') to complete a Site Screening report for properties 40-60 Emma Street South, Grand Valley, Ontario.

Following our list of potential SAR species sent on April 5, 2023, to MECP. A Site visit was undertaken on April 10, 2023, to conduct a general screening for SAR species presence and habitat potential for the before-mentioned properties. This screening included a snag survey for trees which may provide potential daytime roosting habitat for SAR bats. The survey followed MECP's protocol guidance documents including Maternity Roost Surveys (Forest/Woodlands) and Bat Survey Response which are both based off MNR's Bat and Bat Habitat: Guidelines for Wind Power Projects (2011).

Generally, the forested area found on Site consisted of a disturbed wooded area primarily dominated by common deciduous trees and shrubs within an urban residential setting. In terms of snags, a total of five (5) low to low-moderate quality snags were found on Site. No high-quality snags to provide suitable roosting habitat for SAR bat species were found during this survey on Site. Please refer to the attached Snag Survey Results for full details. Due to the condition of some of the trees (i.e., snags), prevented further species identification in some cases, thus, tree species identification on the attached Table was completed as accurately as possible based on the available features observed.

We do not anticipate the removal of these trees to adversely impact SAR bat species and/or roosting habitat availability within the general vicinity as there are other treed areas within the broader landscape. Furthermore, tree removals will occur during the bat inactive period for Southern Ontario (October 1<sup>st</sup> to March 31<sup>st</sup>) as to adhere to the protocol recommendations.

Can you please provide comment/advise on our approach?

Thank you,



Anne Ha, B.Sc.  
Junior Ecologist  
Cell / 647-997-5650  
Email / [aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)

---

**From:** Anne Ha  
**Sent:** Wednesday, April 5, 2023 11:01 AM  
**To:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hello,

Thank you for the information, we are an environmental consulting company and as part of our screening services we have reviewed the background resources listed in the document you have previously provided (i.e., LIO, NHIC, iNaturalist, eBird, Ontario Reptile & Amphibian Atlas, etc.) and have reached out to the Grand River Conservation Authority for any additional available background information. These background resources, indicate the following SAR have been documented within the vicinity of the Site:

- Barn Swallow (*Hirundo rustica*);
- Snapping Turtle (*Chelydra Serpentina*);
- Eastern Meadowlark (*Sturnella magna*); and,
- Bobolink (*Dolichonyx oryzivorus*).

Based on aerials potential habitat for:

- Chimney Swift (*Chaetura pelagica*);
- Little Brown Myotis (*Myotis lucifugus*);
- Northern Myotis (*Myotis septentrionalis*);
- Tri-colored Bat (*Perimyotis subflavus*); and
- Eastern small-footed Myotis (*Myotis leibii*).

In addition to review of background resources, we will also be conducting a field visit to screen for SAR potential on and around the Site. Based on our experience, we will contact the MECP if there are any SAR species found within the Site following the ESA.

If MECP has nothing further to add we will proceed with our SAR screening for the above-mentioned species.

Thank you,



Anne Ha, B.Sc  
Junior Ecologist  
Cell / 647-997-5650  
Email / [aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)

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**From:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Sent:** Wednesday, April 5, 2023 9:49 AM  
**To:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Subject:** RE: Request for Information: 40-60 Emma St. S,

Hello Anne,

Thank you for your submission to the Ministry of the Environment, Conservation and Parks (MECP) about species at risk (SAR).

MECP is responsible for the administration of the *Endangered Species Act, 2007* (ESA) ([Endangered Species Act, 2007, S.O. 2007, c. 6 \(ontario.ca\)](#)). The ESA provides for the protection and recovery of species on the Species at Risk in Ontario (SARO) List ([O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST](#)). The ESA includes prohibitions against killing, harming, harassing, capturing or taking a living member of a species listed as extirpated, endangered, or threatened on the SARO List (section 9) and against damaging or destroying the habitat of a species listed as endangered or threatened on the SARO List (section 10), without an exemption or authorization.

Seeking an ESA authorization or exemption is a proponent-led process. **This means that the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA.**

For information about assessing which SAR may be present on or in the area of your site, please refer to the MECP's draft "Client's Guide to Screening for Species at Risk" (attached).

You may proceed with the screening on your own or you may wish to consider hiring a qualified professional to perform a screening on your behalf. MECP recommends that the services of a professional environmental consultant be retained to assist in the completion of a screening, field assessments and surveys. An environmental consultant will be able to provide advice and direction on the type of surveys that should be performed and will be able to interpret the results of any surveys carried out.

If after carrying out a thorough SAR screening, including any field assessments and surveys that might be necessary, there is **no evidence of SAR or SAR habitat located on or adjacent to the site of your activity** and your activity will therefore not cause any prohibited impacts, an authorization under the ESA would not be necessary to proceed. The ministry strongly recommends that you document your SAR screening and assessment and rationale for avoiding prohibited impacts for future reference if needed. Proponents are responsible for ensuring their actions do not contravene the ESA.

If there IS evidence of species at risk and/or habitat on or around the location of your activity, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF). This includes consideration of all the elements in your SAR screening data collection and further levels of assessment of impacts and potential to minimize adverse effects.

After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you WILL NOT have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA.

If after considering all of the data and information in the IGF you have determined that the proposed activities COULD POTENTIALLY have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an authorization may likely be required before you proceed. In this case, submit the IGF to the

ministry at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca). For more information on how to get an ESA permit or authorization please visit [How to get an Endangered Species Act permit or authorization | ontario.ca](#).



Please consider in your project planning that it takes an average of 12-15 months from the submission of a complete IGF to a decision about a permit, if one is needed. This considers the time required to conduct the technical review of the application as well as to carry out public and Indigenous consultation, along with factors such as project complexity, seasonal nature of field survey and data collection required, volume of applications and quality of submissions. It is recommended that proponents submit a complete IGF well in advance of the activity's proposed start date. Failure to submit a complete and accurate IGF with supporting rationale and not allowing adequate time for review and the issuance of any required authorizations could result in delays to the activity's anticipated start date.

Thank you,

Species at Risk Branch

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**From:** Anne Ha <[aha@envisionconsultants.ca](mailto:aha@envisionconsultants.ca)>  
**Sent:** April 5, 2023 8:58 AM  
**To:** Species at Risk (MECP) <[SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)>  
**Subject:** Request for Information: 40-60 Emma St. S,

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

To Whom it May Concern,

EnVision Consultants Ltd (EnVision) has been retained to complete a Site Screening report for properties 40-60 Emma Street South, Grand Valley, Ontario 554872 E 4860584 N (see attached .jpeg). The purpose of this email is to request any available information regarding species at risk (SAR).

A review of background information including the Natural Heritage Information Center (NHIC) data available through the Ministry of Natural Resources and Forestry Make a Map: Natural Heritage Areas application, ebird, and iNaturalist indicate the following SAR have been documented within the vicinity of the Site:

- Barn Swallow (*Hirundo rustica*);
- Eastern Meadowlark (*Sturnella magna*); and,
- Bobolink (*Dolichonyx oryzivorus*).

Based on aerials potential habitat for:

- Chimney Swift (*Chaetura pelagica*);
- Little Brown Myotis (*Myotis lucifugus*);
- Northern Myotis (*Myotis septentrionalis*);
- Tri-colored Bat (*Perimyotis subflavus*); and
- Eastern small-footed Myotis (*Myotis leibii*).

If possible, please confirm:

- That there are no other records of SAR or species of conservation concern on or within the vicinity of the Site.

Any other details or information that you can provide to help our natural heritage inventory would be greatly appreciated.

Thank you,

Anne Ha, B.Sc  
Junior Ecologist

**ENVISION**

CONSULTANTS LTD