Environmental Impact Study
Tanner Drive Extension Phase 2
Proposed Draft Plan of Subdivision
Fonthill, Town of Pelham

Prepared For:

1970097 Ontario Inc. & 851858 Ontario Inc.

Prepared By:

Beacon Environmental Limited

Date:	*Project:*
2026-01-19	**225130**

BEACON ENVIRONMENTAL

GUIDING SOLUTIONS IN THE NATURAL ENVIRONMENT

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Report Versions Issued

Version	Date	Revisions
1.	November 2025	Date of first submission

1. Introduction

Beacon Environmental Limited (Beacon) has been retained by 1970097 Ontario Inc. and 851858 Ontario Inc. to undertake an Environmental Impact Study (EIS) for the proposed Tanner Drive Extension Phase 2 – Draft Plan of Subdivision in Fonthill, within the Town of Pelham (the Town), Niagara Region. The subject lands are located at the eastern end of Tanner Drive, between Pelham Road to the west and Line Avenue to the east. **Figure 1** illustrates the location of the subject lands. The parcel is a small (0.39 ha) rectangular property (55 m × 70 m), and the proposed development represents an eastward extension of the Tanner Drive Extension Phase 1 subdivision.

This EIS has been prepared in accordance with the Environmental Impact Guidelines of the Niagara Region (2018). For the subject lands and adjacent properties, Beacon conducted a background review, detailed seasonal field investigations, and an assessment of natural heritage features and functions in 2025.

The study also addresses consistency and conformity with the Provincial Planning Statement (PPS), Town of Pelham Official Plan (2025), Niagara Region Official Plan (2022), and Niagara Peninsula Conservation Authority (NPCA) guidelines and development policies (2024). In addition, compliance with the provincial *Endangered Species Ac*t (ESA) and the federal *Fisheries Act* will be considered.

1.1 Overview of Study Area

The subject lands are located within the urban boundary of the Town of Pelham. The property consists of cleared, vacant land at the north end of Tanner Drive. Surrounding lands are fully developed with residential and commercial uses. Phase 1 development lies immediately west of the site (**Photograph 1**). Residential lots abut the south and west boundaries (**Photographs 2 and 3**), while woodland associated with existing residential lots is present along the north boundary (**Photograph 4**).

The Town of Pelham's Official Plan Draft Schedule A2 – Fonthill (2025) identifies a portion of woodland on and adjacent to the north boundary of the subject property as Environmental Protection. Niagara Region's Natural Environment System (NES) mapping designates the same woodland as Other Wetlands and Other Woodland. A review of the Niagara Peninsula Conservation Authority (NPCA) online Watershed Explorer confirms that no regulated areas (wetlands or watercourses) are associated with the property.

Photograph 1. Tanner Drive Extension Phase 1 Development Adjacent to the West Boundary of the Subject Lands, Looking East towards the Phase 2 Lands (early May 2025)

Photograph 2. Subject lands East of the Tanner Drive Extension Phase 1 Development, Looking East towards Existing Residential Lots Along the East Boundary (early May 2025)

Site Location	Figure 1
Tanner Drive Extension Phase 2 Plan of Subdivision	
BEACON ENVIRONMENTAL	Project: 225130 Last Revised: January 2026
Client: Brian Rankin 1970097 Ontario Inc.	Prepared by: BD Checked by: SM
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Photograph 3. Existing Residential Lots Along the South Boundary of the Subject lands, Looking South From the Northeast Corner of the Phase 1 Development (early May 2024)

Photograph 4. Woodland Associated with Residential Properties Along the North Boundary of the Subject Lands, Looking North from the South Boundary (September 2025)

2. Planning Context for Natural Heritage Features

The following relevant natural heritage policies and regulations have been reviewed in the context of the proposed development.

2.1 Provincial

The subject lands are located within the Town of Pelham and lie outside of the jurisdiction of the Niagara Escarpment Plan (2017) and Greenbelt Plan (2022).

The development policies in Section 4.1 Natural Heritage of the Provincial Planning Statement (PPS, 2024) apply.

Section 4.1.4 states that development and site alteration shall not be permitted in:

a) significant wetlands in Ecoregions 5E, 6E and 7E1; and
b) significant coastal wetlands.

Section 4.1. 5 details that development and site alteration shall not be permitted in the following features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- *significant wildlife habitat;*
- *significant areas of natural and scientific interest; and*
- *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b).*

Section 4.1.6 states that development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Section 4.1.7 states that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

With respect to development on lands that lie adjacent to natural heritage features, Section 4.1.8 states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.2 Niagara Region Official Plan (2022)

Pursuant to the *Planning Act*, as of March 31, 2025, an upper-tier municipality does not have planning responsibilities. The council of an upper-tier municipality, such as the Niagara Region, on conditions agreed upon with the council of a local municipality, such as Town of Pelham, may provide advice and assistance to lower-tier municipalities in respect of planning matters generally. At this time though agreement with the Town the Niagara Region will continue to provide planning support and advice to the Town related to land use compatibility and environmental planning. Through this change to the *Planning Act*, the Niagara Official Plan, 2022 (NOP) is effectively an official plan of the Town of Pelham, which remains in effect until the Town revokes or amends it to provide otherwise. Therefore, the Town should be satisfied that the application conforms to the policies of the NOP.

The natural heritage polices of the Niagara Region 2022 Official Plan (OP) are detailed in Section 3-Sustainable Region. Section 3.1.9 details policies for development of lands within an urban boundary (settlement) outside of the Provincial natural heritage system and outside of the Niagara Escarpment Plan Area. A review of Region's Natural Environment System (NES) onlineine mapping finds that wooded areas within and adjacent to the subject lands are identified as "Other Wetland" (see **Appendix A**). This wooded area may also be considered to represent "Other Woodland" within the NES. No permanent or intermittent watercourse is identified to be associated with the subject lands.

With respect to development policies for NES features, Section 3.1.9.5.2 states that:

> *Development and site alteration shall not be permitted in the following natural heritage features and areas unless it has been demonstrated through the preparation of an environmental impact study that there will be no negative impacts on the natural features or their ecological functions:*
>
> *a. Other woodlands;*
> *b. Significant valleylands;*
> *c. Significant wildlife habitat; and*
> *d. Areas of Natural and Scientific Interest (ANSI).*

For Other Wetland, Section 3.1.9.5.6 states where another wetland in a settlement area has been identified, and it is determined that it is not regulated by the Conservation Authority:

> *a. the Region shall require that an evaluation be undertaken through an environmental impact study, and if required, a wetland evaluation using the Ontario Wetland Evaluation System, and/or hydrological evaluation as part of an application for development or site alteration, or through a subwatershed study to determine the appropriate classification and protection or management of the feature;*
>
> *b. outcomes of the evaluation completed with Policy 3.1.9.5.6 a) could include the in-situ protection with appropriate buffers or incorporation of the hydrologic function into the design of the development in accordance with the following:*
>
> - *i.if the other wetland is a treed community with a canopy coverage greater than 25 percent, and the other criteria for other woodlands are met, the other woodland policies of this Plan shall apply;*
> - *ii. if the other wetland is a treed community with a canopy coverage greater than 60 percent, and the other criteria for significant woodlands are met, the significant woodland policies of this Plan shall apply;*
> - *iii. no negative impact on the ecological function of the other wetland; and iv. maintain the hydrologic function of the other wetland;*

> *c. if the evaluation finds one or more other natural heritage features and areas, the appropriate other policies of the Plan shall be applied to the lands and natural features that are subject to the application to development or site alteration.*

For Other Woodlands, Section 3.1.11.2 states that development or site alteration shall not be permitted in Other Woodlands unless it has been demonstrated through the preparation of an EIS that there will be no negative impacts on the Other Woodland or its ecological functions. For lands within a settlement/urban area Section 3.1.11.4 states that Other Woodlands are subject to an ecologically appropriate buffer to be determined at the time an application is made for development or site alteration in accordance with Policy 3.1.9.9.1.

With respect to development on adjacent lands, Section 3.1.9.7.1 states that a proposal for new development or site alteration outside of a Provincial natural heritage system which is adjacent to a natural heritage feature or area shall require an environmental impact study and/or hydrological evaluation to determine that there will be no negative impacts on the feature, ecological function, or hydrologic function in accordance with the adjacent lands distances outlined in Table 3.1. For other woodlands Table 3-1 identifies 50 m adjacent lands.

Section 3.1.9.9.1 requires that, within settlement areas, mandatory buffers be established from natural heritage features and areas. The width of an ecologically appropriate buffer must be determined through an Environmental Impact Study (EIS) and/or hydrological evaluation at the time of a development or site alteration application, or through a subwatershed study supporting a secondary plan or other large-scale development. Buffer width is based on the sensitivity of ecological functions and the potential impacts of the proposed land use change.

Section 3.1.9.9.2 further stipulates that development or site alteration is not permitted within the mandatory buffer, except as outlined in Policy 3.1.9.5.3 or for infrastructure serving the agricultural sector. In such cases, an EIS must demonstrate that no negative impacts will occur and that the buffer will continue to provide its intended ecological function.

2.3 Town of Pelham Official Plan (2025)

The Natural Environment System (NES) development policies are provided in Section 4.2 of the Town's 2025 OP. The features of the NES consists of:

- *wetlands*,
- *woodlands*,
- *valleylands*, and
- *wildlife habitat*s

as well as ecosystem components such as *linkages*, *buffer*s, supporting features, and *enhancement areas*.

The Natural Environment System (NES) is shown on Schedule B as an overlay, with individual features identified on Schedule B1. Schedule B1 maps an Other Wetland associated with the subject lands, as identified by the Region (**Appendix A)**.

Section 4.2.3.6 requires that, where a non-provincially significant wetland or "Other Wetland" within a settlement area has been identified, the Town shall require an evaluation through an Environmental Impact Study (EIS). If necessary, a wetland evaluation using the Ontario Wetland Evaluation System (OWES) and/or a hydrologic evaluation must also be undertaken as part of a development or site alteration application. These studies determine the appropriate classification, protection, or management of the feature.

Section 4.2.3.7 states that outcomes of the evaluation completed in Policy 4.2.3.6 could include the in-situ protection with appropriate *buffer*s or incorporation of the *hydrologic function* into the design of the *development* in accordance with the following:

> *a) if the other wetland is a treed community with a canopy coverage greater than 25% and the other criteria for other woodlands are met, the other woodland policies of this Plan shall apply;*
> *b) if the other wetland is a treed community with a canopy coverage greater than 60% and the other criteria for significant woodlands are met, the significant woodland policies of this plan shall apply;*
> *c) no negative impact on the ecological function of the other wetland; and*
> *d) d) maintain the hydrologic function of the other wetland.*

For features designated as Other Woodlands, Section 4.2.3.2 states that d*evelopment* and *site alteration* shall not be permitted in Other Woodlands unless it has been demonstrated through the preparation of an EIS that there will be no *negative impacts* on the natural feature or *ecological function*s.

With respect to adjacent lands buffer requirements to a NES feature within a Settlement Area, Section 4.2.5.1 states that mandatory *buffer*s from natural heritage features and areas are required. The width of an ecologically appropriate buffer is to be determined through an EIS and/or hydrologic evaluation when an application for development or site alteration is made or through the completion of a *subwatershed* study in support of a secondary plan or other large-scale development. The width of the buffer would be based on the sensitivity of the ecological functions from the proposed development or site alteration and the potential for impacts on the feature and the ecological functions as a result of the proposed change in land use. Section 4.2.5.2 identifies that development or site alteration shall not be permitted in the mandatory buffer, except for that described in Policy 4.2.3.3 or infrastructure serving

For a proposed development adjacent to a NES feature Section 4.2.6.1 requires an EIS to be undertaken to determine that there are no negative impacts on the feature, ecological function or hydrologic function in accordance with the adjacent land distances outlined in Table 4.2. Table 4.2 identifies an adjacent lands distance of 50 m for a feature identified as Other Woodland. No adjacent lands distance is identified for Other Wetland.

2.4 Conservation Authorities Act

Part VI of the *Conservation Authorities Act* (2024) sets out the regulatory powers of conservation authorities. The *CA Act* prohibits, in the absence of a permit, development activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland are prohibited. Development activities are also prohibited in hazardous lands in the absence of a permit issued by the NPCA.

Under Ontario Regulation 41/24 (2024) of the *CA Act*, the NPCA regulates hazard lands including floodplains, watercourses, valleylands, shorelines, and wetlands. NPCA also regulates other areas which include areas within 30 m of a wetland.

The NPCA may issue a permit for a prohibited activity if, in its opinion,

- The activity is not likely to affect the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock;
- The activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- Any other requirements that may be prescribed by the regulations are met.

As noted above a review of NPCA online Watershed Explorer finds that no regulated area (wetlands/watercourse) is associated with the property. The identified Other Wetland associated with the subject lands drains directly to a stormwater basin and no outflow to a watercourse is present. As the wetland area is isolated and cut off from other natural drainage channels in the area, the wetland does not meet the definition of a regulated feature under *Ontario Regulation 41/24* (2024) as it does not directly contribute to the hydrological function of the watershed.

2.5 Species Conservation Act (2025)

On June 5, 2025, the Province of Ontario enacted the *Protecting Ontario by Unleashing the Economy Act* (Bill 5). This legislation makes amendments to the *Endangered Species Act* (ESA 2007) and enacts the *Species Conservation Act*,(SCA), whichis not yet in force.

Species identified as endangered and threatened under the SCA receives different levels of protection. Generally, the SCA prohibits the killing or harming of threatened or endangered species. Also, the SCA prohibits the damage or destruction of the habitat of all endangered or threatened species. At this time the development of criteria for the identification regulated habitat for specific species remains to be completed.

Consultation with the Ministry of the Environment, Conservation and Parks (MECP) is required for any activity that could harm a threatened or endangered species or negatively impact their habitat. Under the current SCA, and application process to the MECP to obtain permits for habitat impacts is not required, however, an upload to a MECP site will be required detailing the project, potential impacts to habitat and the mitigation/compensation being undertaken to address the habitat impacts.

2.6 Fisheries Act (1985)

No fish habitat is associated with the subject lands or adjacent lands, therefore the fish and fish habitat protection provisions of the federal *Fisheries Act* (1985) are not applicable.

2.7 Migratory Birds Regulations (2022)

The Migratory Birds Regulations 2022 are pursuant to the *Migratory Birds Convention Act* (1994). Under the Regulations, Section 5 (1) states that a person must not engage in any of the following activities unless they have a permit that authorizes them to do so or they are authorized by the Regulations to do so:

(a) capture, kill, take, injure or harass a migratory bird or attempt to do so;
(b) destroy, take or disturb an egg; and
(c) damage, destroy, remove or disturb a nest, nest shelter, eider duck shelter or duck box.

3. EIS Scope and Assessment Methodology

3.1 Scope of EIS

In April 2025, Beacon provided the Town with a Terms of Reference (TOR) outlining the scope of work for the Environmental Impact Study (EIS). The Town confirmed that an agreement was in place with the Region to undertake environmental review related to environmental planning. On May 20, 2025, the Region's Senior Environmental Planner issued an e-mail approving the TOR and providing additional comments.

A pre-consultation meeting was held on September 4, 2025, with staff from the Town's Planning and Public Works Department, staff from the Region, and the proponent. At this meeting, the requirement for an EIS was identified, as features of the Natural Environment System (NES) were associated with the subject lands and adjacent lands (see correspondence in **Appendix B**).

The scope of the EIS has been completed in accordance with the approved TOR and the Region's comments.

3.2 Background Review

For this EIS a background review of the following documents was undertaken:

- Provincial Planning Statement (PPS 2024);
- Town of Pelham Official Plan (2025. By-law - May 21, 2025);
- Niagara Region Official Plan 2022;
- Niagara Region Natural Environment System Online Mapping (2025):
- https://niagararegion.maps.arcgis.com;
- Beacon Environmental 2021. Environmental Impact Study Plan of Subdivision, Tanner Drive Extension;
- Niagara Region Environmental Impact Study Guidelines, Version 2, January, 2018;
- NPCA Policy Document: Policies for the Planning and Development in the Watersheds of the Niagara Peninsula (2024);
- NPCA Interim Environmental Impact Study Guideline (2022);
- NPCA Watershed Explorer (2025) - https://camaps.maps.arcgis.com/;

- Natural Areas Inventory 2006–2009, Volume 1 and 2. Niagara Peninsula Conservation Authority 2010;
- MNRF List of Species at Risk (SAR) for the Town of Pelham;
- Significant Wildlife Habitat (SWH) Criteria Schedules for Ecoregion 7E (MNRF 2015); and
- Natural Heritage Information Centre Database https://www.ontario.ca/page/natural-heritage-information-centre 2025;

3.3 Field Surveys

In 2025, Beacon ecologists conducted seasonal field investigations of the subject lands. Surveys included assessments of headwater drainage features, bat maternity and roosting habitat, floral inventory, vegetation community classification, snake surveys, and breeding bird and amphibian surveys. Incidental wildlife observations were also recorded.

In October, site visits were undertaken with staff from the Niagara Region to assess woodland and wetland conditions. A summary of seasonal field visits and survey dates is provided in **Table 1**.

Detailed descriptions of each survey are presented in the subsections that follow. Supporting field sheets for the headwater assessment, and bird and amphibian surveys are included in **Appendix F.**

Table 1. 2025 Field Survey Dates for the Subject lands

Field Investigation	Dates 2025
Headwater Features Assessment	April 16th, May 30th, June 16th, July 2nd
Amphibian Breeding Surveys	April 16th, April 24th, May 30th, June 19th
Breeding Bird Surveys	June 2nd, June 16th, July 2nd
Ecological Land Classification and Flora	May 6th, June 19th, July 2nd , September 25th
Leaf Off Bat Habitat Assessment	April 16th
Woodlands/Wetland Assessment with Niagara Region Staff	October 2nd

3.3.1 Assessment of Wetlands and Headwater Drainage Features

For the EIS a foot survey was undertaken and an assessment was made to determine if impacts on regulated wetlands and watercourses would require a permit from the Conservation Authority pursuant to Section 28.1 of the *Conservation Authorities Act* and *Ontario Regulation 41/24* and determine conformity with the Region's OP Policies 3.1.9.4 and 3.1.10 with respect to a requirement of a Vegetation Protection Zone (VPZ) for watercourses that support a permanent or intermittent flow. The assessment of wetlands and drainage features was undertaken in mid-April during the spring freshet following the Headwater Drainage Feature Assessment (HDFA) protocol (TRCA/CVC 2014). An assessment of flow conditions was during other surveys from May through July.

3.3.2 Vegetation

Vegetation communities associated with the subject lands were mapped and described following the protocols of the Ecological Land Classification (ELC) system for Southern Ontario (Lee *et al.* 1998).

This involved delineating vegetation communities on aerial photos of the property and recording pertinent information on the community structure and composition.

A three season (spring, summer, fall) floral inventory was undertaken throughout the subject lands and a list of all species observed was complied. It is noted that woodlands along the north boundary are located on private lands adjacent to the subject lands, therefore inventory of these areas was visually undertaken by walking the property boundary line.

3.3.3 Wildlife Habitat

3.3.3.1 Amphibian Breeding Surveys

Amphibian surveys were undertaken April through June during suitable weather conditions to confirm the presence or absence of breeding salamanders, frogs and toads. The April survey identified that potential amphibian breeding habitat was only associated with a small ephemeral woodland pond adjacent to the north boundary of the subject lands. A night call survey station was established at the location of the pond in the woodland (**Photograph 5**). Call survey were undertaken following the Wetland Amphibian Monitoring Protocol (TRCA 2016). **Table 2** summarizes survey start time and weather conditions for the surveys. For the potential presence of salamander breeding, the pond was visually surveyed for the presence of egg masses.

Photograph 5. Woodland Pond Along North Boundary of the Subject Lands (April 2025)

Table 2. 2025 Amphibian Breeding Night Call Survey Dates and Conditions

Date	Start Time (pm)	Temp °C	Wind (Beaufort Scale)	Cloud Cover
April 24th	9:36	17	Light Air (0-1)	0/8
May 30th	9:15	15	Light Air (0-1)	0/8
June 19th	9:30	17	Light Air (0-1)	0/8

3.3.3.2 Breeding Bird Surveys

Three breeding bird surveys were conducted following the Marsh Monitory Program (2009) in early June, mid and late June. **Table 3** summarizes survey start times and weather conditions. Surveys were conducted in the morning on days with low winds (0 to 2 on the Beaufort scale), with temperatures within 5°C of normal and no precipitation. For each survey a foot walk of the subject lands was conducted, and all birds seen or heard were recorded, including birds in the adjacent lands.

Point count or transit survey methods were not undertaken, as these survey methods are typically only required for collecting statistically valid data sets for long term studies, or for the survey of large (>100 ha) areas of land.

Table 3. 2025 Breeding Bird Field Survey Dates and Conditions

Date	Start Time (am)	Temp °C	Wind (Beaufort Scale)	Cloud Cover
June 2nd	8:50	19	Light Air (1)	38
June 13th	7:23	17	Light Air (0-1)	0/8
June 30th	8:16	18	Light Air (0-1)	4/8

3.3.3.3 Bat Habitat Assessment

A mid-March leaf off bat habitat assessment was undertaken along the edge of the adjacent woodland along the western boundary of the subject lands in accordance with the Ministry of the Environment Conservation and Parks (MECP) updated 'Bat Survey Standards' guideline (undated).

As per Step 1 of the protocol (Treed Habitats, Maternity and Day Roosts), any coniferous, deciduous or mixed wooded ecosite that include trees at least 10 cm diameter at breast height (DBH) are considered candidate maternity roost habitat.

Step 1: Complete ELC mapping to determine if any coniferous, deciduous or mixed wooded ecosite, including treed swamps, that includes trees at least 10 cm diameter-at-breast height (DBH) are present. If a suitable habitat is to be impacted by a proposed activity, project proponents should proceed to Step 2.

Step 2: Conduct surveys for suitable bat maternity roost trees within the coniferous, deciduous or mixed wooded ecosites. Trees with cavities, loose bark, and/or cracks may support maternity roost habitat for Little Brown Myotis and Northern Myotis (MNRF 2017). In addition, according to the MNRF guidelines (2017), oak trees and, to a lesser extent, maple trees are preferred habitat for Tri-colored Bat and the following trees should be documented:

- Any oak tree >10cm DBH;
- Any maple tree >10cm DBH if the tree includes dead/dying leaf clusters; and
- Any maple tree >25cm DBH.

Step 3: Conduct acoustic surveys within each ELC ecosite determined to be suitable maternity roost habitat in Step 1 to confirm presence/absence of Endangered bat species. The optimal locations of acoustic detectors within the ELC communities are determined based on the data collected in Step 2.

Following Step 2 a field survey of the subject lands was completed in April during leaf-off conditions (**Photograph 6**). Snag trees with characteristics favorable to Myotis species were considered as well as any maple or oak species with a DBH greater than 10 cm were considered potential habitat for Tri-colored Bat. As noted, the woodland along the north boundary is located on private lands that lie adjacent to the subject lands, therefore inventory for these areas were visually undertaken by walking the property boundary line (**Photograph 7**). As no snag trees were found to occur within or directly adjacent to the subject lands acoustic monitoring (Step 3) was not undertaken as per the MECP protocol.

Photograph 6. Bat Habitat Survey April Leaf-Off Conditions within the Subject lands- Looking at the South Boundary of the Subject Lands (April 2025)

Photograph 7. Bat Habitat Survey April Leaf-Off Conditions of the Woodland Adjacent to the North Boundary of the Subject lands- Looking North from the Subject Lands (April 2025)

3.3.3.4 Incidental Wildlife

Incidental observations for the presence of mammals (including direct observation, tracks, scat, and other signs), reptiles and insects were recorded during all other field surveys.

3.3.4 White-tailed Deer Winter Yarding Area

The use of the woodlands adjacent to the subject lands by White-tailed Deer (*Odocoileus virginianus*) as winter shelter habitat was visually assessed in April for evidence of deer tracks, accumulation droppings and deer browsing on shrubs and young trees.

3.3.5 Agency Site Survey

The southern limits of the wetland pond adjacent to the subject lands was staked and reviewed in the field by staff on the Niagara Region on October 2, 2025. In addition, an assessment of the woodland within and adjacent to the subject lands was undertaken during the site visit.

3.3.6 Assigned Beacon Staff

Project Manager Mr. Ron Huizer, B.Sc.

Principal, Senior Ecologist/EA Specialist

Mr. Ron Huizer conducted all field investigations and is the author of this EIS report. Mr. Huizer is a Senior Ecologist/EA Specialist with over 25 years' experience undertaking field assessment of terrestrial and aquatic environments. His experience includes undertaking detailed bio-inventories of flora and fauna and environmental impact assessments as both project manager and as part of a multi-disciplinary team. He is a recognized wetlands expert in Ontario and has been a technical advisor to the MNRF WETT Committee and been retained by the Ministry of Municipal Affairs and Housing on a number of occasions as an expert witness for wetland-development issues before the Ontario Municipal Board. Ron has completed numerous Environment Impact Studies (EIS) that address protection of Natural Heritage in support of plan of subdivision developments throughout south Ontario.

He has completed Class EAs for a variety of projects following several EA processes, including: the *Canadian Environmental Assessment Act* (CEAA), both screenings and comprehensive studies; Municipal Class EA for Water and Road Projects; and Ministry of Transportation's Provincial Highways Class E for Provincial Transportation Facilities.

Said A. Mohamed, B.Sc.,

Ecologist, Certified Env. Management

Said has over six years of experience in environmental assessments for residential developments, renewable energy, roads, and mining projects in Ontario conducting baseline studies and interpreting the results. He is experienced in the identification and assessment of natural heritage features, and inventory of flora and fauna, and delineation of woodlands and wetlands. He undertakes field surveys using standard survey protocols such as Ecological Land Classification (ELC) for southern Ontario, Forest Ecosystem Classification (FEC) and the Ontario Wetland Evaluation System (OWES).

4. Description and Assessment of Existing Environment

The following provides a description an assessment of the natural heritage features and functions associated with the subject lands. **Figure 2** presents the features that are detailed in the following sections of the report.

4.1 Headwater Drainage Features

Field surveys have confirmed that no headwater drainage features are associated with the subject lands or adjacent lands. A small ephemeral pond is located adjacent to the northwest corner of the subject lands. This pond supports standing water from March through May, drying down through and June and is dry by July (**Photographs 8 & 9**). During the spring freshet, the pond at times over fills and discharges to a stormwater basin along the west side of the pond (**Photograph 10**).

Photograph 8. Small Ephemeral Pond Adjacent to the Northwest Corner of the Subject lands Looking North from the Subject Lands (April 2025)

Photograph 9. July Dry Down of the Ephemeral Pond Adjacent to the Northwest Corner of the Subject Lands – Looking North from the Subject Lands (July 2025)

Existing Conditions

Figure 2

Tanner Drive Extension Phase 2 Plan of Subdivision

Legend

- Subject Property (Approximate)
- Ecological Communities
- Staked Southern Limit of Pond
- Pond
- Amphibian Survey Location

Code	Cultural Communities
CUM1	Mineral Cultural Meadow
CUW1	Mineral Cultural Woodland
Code	**Other Communities**
HE	Hedgerow

BEACON ENVIRONMENTAL

Project: 225130
Last Revised: January 2026

Client: Brian Rankin
1970097 Ontario Inc.

Prepared by: BD
Checked by: SM

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Photograph 10. Pond Spring Outflow to a Stormwater Catch Basin (September 2025)

4.2 Aquatic Resources and Fish Habitat

No permanent or intermittent watercourse that could support fish habitat occurs within or adjacent to the subject lands.

4.3 Vegetation Communities

4.3.1 Subject lands

The ELC groups vegetation communities into two broad categories, naturally occurring communities, and cultural communities. Cultural communities represent vegetated areas that support a plant community that has been strongly influenced by human activities, both past and present, for example the naturalization of a fallowed agricultural field.

Natural Communities

No natural communities are associated with the subject lands.

Cultural Anthropogenic Communities

The subject lands support two cultural communities which are described below.

Cultural Meadow (CUM1)

Over 95% of the subject lands support an open field cultural meadow community. This community supports a mix of non-native grasses and field weeds (**Photographs 11 & 12**). Dominant species include Tall Fescue (*Lolium arundinaceum*), Orchard Grass (*Dactylis glomerata*), and Hybrid Clover (*Trifolium hybridum*). Other species include Queen Ann's Lace (*Daucus carrota*), Redtop (*Agrostis gigantea*, Sweet Clover (*Melilotus albus*) and Annual Ragweed (*Ambrosia artemisiifolia*).

Photograph 11. Cultural Meadow Community Representing 95% of the Subject lands Looking Southeast from the Northwest Corner of the Subject Lands (June 2025)

Photograph 12. Cultural Meadow Community Representing 95% of the Subject lands Looking West from the East Boundary of the Subject Lands (September 2025)

Hedgerow (HE)

This hedgerow supports array of young tree species along the southern boundary of the subject lands (**Photograph 13)**. Most of tress occur with 10 m of the adjacent rear yard fencing (**Photographs 14 & 15**). These trees include Large-tooth Aspen (*Populus grandidentata*), American Elm (*Ulmus americana*), Red Oak (*Quercus rubra*), and Basswood (*Tilia americana*). Few shrub species occur including Staghorn Sumac (*Rhus typhina*), Grey Dogwood (*Cornus racemosa*), and Glossy Buckthorn (*Frangula alnus*), these species occur in the ground layer in association with Tall Goldenrod, Garlic Mustard (*Alliaria petiolata*), English Ivy (*Hedera felix*), and Thicket Creeper (*Parthenocissus vitacea*).

Photograph 13. Hedgerow Trees Along the South Boundary of the Subject Lands Looking West (June 2025)

Photograph 14. Hedgerow Trees Adjacent to Rear Yard Fencing Along the South Boundary of the Subject Lands, Looking West (June 2025)

Photograph 15. Hedgerow Trees Adjacent to Rear Yard Fencing Along the South Boundary of the Subject Lands, Looking East (June 2025)

4.3.2 Adjacent Lands

Two communities lie adjacent to the north boundary of the subject lands and are described below, as reported on from the boundary of the subject lands..

Ephemeral Pond

A small ephemeral pond is located adjacent to the northwest corner of the subject lands. Wetland trees comprised of Silver Maple (*Acer sccharinum)* and Pin Oak (*Quercus palustris*) are found in small numbers around the edge of the pond (**Photographs 8 & 16**). Wetland plants are few and scattered and include Bitter Dock (*Rumex obtusifolius*), Sensitive Fern (*Onoclea sensibilis*,), Northern Water Horehound (*Lycopus uniflorus*), Northern Water Plantain (*Alisma triviale*), Fox Sedge (*Carex vulpinoidea*) and Hop Sedge (*Carex lupulina*).

Photograph 16. Ephemeral Pond Adjacent to the Northwest Corner of the Subject Lands Looking North (April 2025)

Cultural Woodland (CUW1)

A small (<2 ha) woodland associated within existing residential lots lies adjacent to the north boundary of the subject lands (**Photograph 17**). The community has an open canopy with large pockets that lack tree cover. The woodland is cultural in nature supporting a mix of tree species including Sugar Maple (*Acer saccharum*), Silver Maple, American Elm (*Ulmus americana*), Eastern Cottonwood (*Populus deltoides*), and Manitoba Maple (*Acer negundo*). The understory is dominated by the non-native invasive Common Buckthorn (*Rhamnus catharica*) and Glossy Buckthorn (*Frangula alnus*). A strip of conifer plantation comprised of Norway Spruce lies directly adjacent the north boundary of the subject lands. (**Photograph 18**).

Photograph 17. Cultural Woodland Along the North Boundary of the Subject Lands Looking East Along the North Boundary (September 2025)

Photograph 18. Planted Strip of Norway Spruce in the Cultural Woodland Along the North Boundary of the Subject Lands Supporting Dense Buckthorn Growth, Looking East Along the North Boundary (July 2025)

4.3.3 Rare Vegetation Communities

No natural vegetation communities that are considered to be rare for the province (NHIC S1, S2, S3) or the Niagara Region (NPCA 2010) were identified to occur within the subject lands or immediate adjacent lands.

4.4 Flora

A list of vascular plants found within the subject lands is provided in **Appendix D**. A total of 56 species of vascular plants were documented from the subject property. Of the 56 species identified, 29 are native (52%) and 27 are non-native (48%) to Ontario. All native species identified within the subject property are ranked S5 (secure) or S4 (apparently secure) by the NHIC. The high proportion of non-native species is indicative of a high level of disturbance and human activity associated with the subject property. In Niagara Region vegetation communities typically support a floristic composition that is 65% native species and 35% non-native/introduced species (Oldham 1995).

No species with a Coefficient of Conservatism (CC) of 6 or greater occurs (with a total range of low 0 to a high of 10 - Oldham 1995) within the lands that are to be developed. All species native and non-native are common to the Niagara Region with exception of English Ivy and Asian Bittersweet. These species are introduced species and are not common in Niagara.

4.5 Birds

Nineteen (19) species were recorded during the field surveys of the subject lands and immediate adjacent land and are presented in **Table 4**.

The subject lands support few species, as they are dominated by cultural meadow habitat. Most species recorded during field surveys were associated with the cultural woodland adjacent to the northern boundary. Within the subject lands, only five species were identified as potentially breeding.

No species recorded are identified as provincially rare (NHIC S1, S2, S3) or listed as Endangered, Threatened or as Special Concern. No species considered to be rare in the Niagara Region (OBBA 2025) was recorded.

Table 4. Birds Documented for the Subject Lands and Adjacent Lands

Common Name	Scientific Name
Mourning Dove	*Zenaida macroura*
Eastern Kingbird*	*Tyrannus tyrannus*
American Crow	*Corvus brachyrhynchos*
Blue Jay	*Cyanocitta cristata*
Carolina Wren	*Thryothorus ludovicianus*
House Wren*	*Troglodytes aedon*
American Robin*	*Turdus migratorius*
Grey Catbird	*Dumetella carolinensis*
European Starling	*Sturnus vulgaris*
Warbling Verio	*Vireo gilvus*

Common Name	Scientific Name
Northern Cardinal	*Cardinalis cardinalis*
Rose-breasted Grosbeak	*Pheucticus ludovicianus*
Song Sparrow*	*Melospiza melodia*
Chipping Sparrow	*Spizella passerina*
Common Grackle	*Quiscalus quiscula*
Red-winged Blackbird	*Agelaius phoeniceus*
Baltimore Oriole*	*Icterus galbula*
American Goldfinch	*Cardeulis tristis*
House Sparrow	*Passer domesticus*
*Species potentially breeding within the subject lands	

4.6 Amphibians and Reptiles

4.6.1 Amphibians

Amphibian breeding surveys were undertaken in April, May and June to confirm the presence or absence of breeding frogs and toads. The ephemeral pond located adjacent to the northwest corner of the subject lands was the only area that could support amphibian breeding (**Photographs 8 & 16**). Day time visual surveys along the pond edge in April did not identify the presence of salamander egg masses. Given that the pond is located in residential area and associated with a small wooded area, it is very unlikely that local salamander populations are present.

4.6.2 Reptiles

As the pond is ephemeral, no turtle habitat is present. One species of snake was observed while conduction site surveys, the Common Garter Snake (*Thamnophis sirtalis*). There is also the potential that the Dekay's Brownsnake (*Storeria dekayi*) occurs in the area. Both species are common to the Niagara Region (Yagi et al 2009).

No piles of rocks or lumber or old foundations are present with could provide winter hibernacula for snakes. Spring surveys did not find snake numbers that would indicate the presence of hibernacula for snakes.

4.7 Mammals

Surveys targeting mammals were not undertaken as part of this study. However, several common mammal species were observed incidentally during field surveys, either directly or by other sign (e.g., tracks, scat, etc.). These included: Eastern Cottontail Rabbit (Sylvilagus floridanus), Eastern Grey Squirrel (*Sciurus carolinensis*), Northern Raccoon (*Procyon lotor*), and Coyote (*Canis latrans*). No evidence of White-tailed Deer (*Odocoileus virginianus*) was observed, but the species may be present in the small woodland. However, no evidence of deer concentrations such as accumulation of droppings and deer browsing on shrubs and young trees was observed.

4.7.1 Endangered Species of Bats

Several bat species are listed as endangered in Ontario: including Eastern Small-footed Myotis (*Myotis leibii*), Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), and Tri-colored Bat (*Perimyotis subflavus*). These species over-winter in caves and mines. Maternal roosts are often associated with cavity trees and sometimes old buildings (e.g. attics).

In Niagara four species of bats occur that are listed as provincially endangered and receive species and general habitat protection under the *Endangered Species Act* (ESA 2007), the Little Brown Myotis, Northern Myotis, Eastern Small-footed Myotis and Tri-colored Bat. For these species summer roost and maternity sites are associated with snag trees that support cracks, crevices, holes and cavities, as well as loose bark and clusters of old leaves, including squirrel nests. To determine the potential for the hedgerow trees within the subject lands and trees along the woodland edge to provide maternity or roosting habitat, the MECP bat habitat survey protocol was undertaken in April during leaf off conditions (see **Photographs 6 & 7** above). No trees that could provide bat roosting or maternity habitat were found to occur.

4.8 Provincially Significant Wetlands or ANSIs

The MNRF has not identified Provincially Significant (PSW) to occur within or adjacent to the subject lands.

No Areas of Natural Scientific Interest (ANSI) at the provincial or regional level are identified by the MNRF to occur within or adjacent to the subject lands.

4.9 Species at Risk (SAR)

Appendix E provides an assessment for the potential of species at risk. No species were observed during field surveys.

4.10 Significant Wildlife Habitat

Under the PPS the identification of Significant Wildlife Habitat (SWH) is the responsibility of Regional and local planning authorities. The Region supports the MNRF SWH criteria for Ecoregion 7E (MNRF 2015/2000). According to the Ontario Significant Wildlife Habitat Technical Guidelines (MNR 2000), there are four main categories of Significant Wildlife Habitat (SWH):

- Seasonal Concentration Areas of Animals;
- Rare Vegetation Communities or Specialized Habitat for Wildlife;
- Habitat for Species of Special Concern; and
- Animal Movement Corridors.

The subject lands are dominated by cultural meadow seasonal surveys confirm that they do not support SWH. **Appendix E** provides an assessment for the potential SWH.

4.11 Significant Woodland

The Niagara Region NES online mapping, nor Schedule B1 Natural Environment System Features of the Town OP identify Significant Woodland to be associated with the subject lands or adjacent lands. Field surveys confirm no woodland is present within the subject lands.

4.12 Significant Valleylands

Generally Significant Valleylands are defined as distinctive landforms that have a degree of naturalness, importance of ecological functions, potential for restoration, or historical and cultural values. No valleylands are associated with subject lands or the adjacent lands.

4.13 Other Wetland and Other Woodland

The Niagara Region NES online mapping identifies “Other Wetland” to be associated with the subject lands and adjacent lands (see Region Mapping in **Appendix A**). Following the Region, Schedule B1 Natural Environment System Features of the Town of Pelham OP shows the same area to be Other Wetland.

Field survey of the subject lands in 2025 from April to July did not find that the areas mapped as Other Wetland supported wetland conditions (i.e.standing water, wet soils, abundance of wetland plants). Beacon completed the EIS for the Phase 1 development adjacent to the western boundary of the subject lands and 2021 field work in May and June did not identify wetland to be present where the Region has mapped Other Wetland occur along the west and south boundary (see **Photographs 19 & 20)** from 2021 field Ssurveys.

Photograph 19. Cultural Meadow and Narrow Strip of Woodland Along the West Boundary of the Subject Lands in 2021 that is Currently Mapped as Other Wetland by the Town and Region (see Appendix A).

Photograph 20. Narrow Strip of Woodland Along the South Boundary of the Subject Lands in 2021 that is Currently Mapped as Other Wetland by the Town and Region (see Appendix A).

With respect to the woodland along the north boundary of subject lands, though the whole of the woodland was not surveyed for this EIS, as it is on private land, the immediate edge habitat is a strip of upland planted Norway Spruce (see **Photograph 18** above). The small ephemeral pond adjacent to the northwest corner of the subject lands does have a band of wetland tree species associated with it. However, outside of the influence of the pond, the woodland was found to support upland tree species and is identified as cultural woodland (see section 4.3.2 above).

Schedule L of the Region OP provides definitions and criteria for the identification of the components of the NES. Other Woodlands are defined as follows:

> *"Other woodlands means woodlands determined to be 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. Other woodlands include all terrestrial treed vegetation communities where the percent tree cover is >25 per cent. Other woodlands would not include woodlands meeting the criteria as significant woodlands."*

The criteria for the identification of Other Woodland are as follows:

> *To be identified as an other woodland, a terrestrial treed area must have ≥ 25 per cent tree cover and meet one or more of the following criteria:*
>
> *a. an average minimum width of 40 m and is ≥ 0.3 ha, measured to crown edges: or*
>
> *b. any size abutting a significant woodland, wetland or permanent stream.*
>
> *Treed areas that "abut" a significant woodland, wetland or permanent stream are considered adjacent when located within 20 m of each other.*

The strip of woodland along the west boundary of the subject lands as mapped by the Region has been removed since Beacon completed the 2021 EIS for the Phase 1 lands. However, as can be seen in **Photograph 19**, before the removal of the vegetation, the area mapped by the Region represented cultural meadow and individual trees with a canopy that is < 25%. In addition, this strip did not meet the average minimum 40 m width criteria to be considered a woodland. The wooded strip mapped by the Region is 20 m wide (see **Appendix A**). Therefore, prior to removal this area along the west boundary did not meet the definition of Other Woodland or Other Wetland.

The same applies to the strip of woodland that the Region has mapped along the south boundary of the subject lands. The area supported individual trees along the boundary line in 2021 and 2025 and is not 40 m in width. Though removal of some of the trees has occurred in this area along the south boundary, the stand of individual trees did not, and does not, meet the definition of Other Woodland or Other Wetland.

The woodland adjacent to the north boundary of the subject lands has been identified as cultural woodland and meets the criteria to be designated as Other Woodland. A review of the Region's mapping indicates that a small area of trees has been removed along the north boundary within the subject lands. However, it is noted that the mapping has included non-treed areas within the boundary (see **Appendix A**).

Section 3.1.18.1 states that where a feature was identified as a significant woodland or other woodland as of the date of approval of this Plan, and no longer meets the definition of significant woodland or other woodland because of either a natural or anthropogenic disturbance, the feature shall retain its

status as either a significant woodland or other woodland and the policies of this plan shall continue to apply. The current OP became effective in November 2022. The trees along the north boundary were removed after 2021, but prior to November 2022.

5. Draft Plan of Subdivision

A general outline of the proposed draft plan is presented in **Figure 3**. A detailed plan is provided in **Appendix F** and should be reviewed in conjunction with the following text.

For the development Stickle Street that has been constructed for the Phase 1 development will be extended eastward to the east boundary of the subject lands where a temporary turning circle will be constructed. Six lots (lots 7-12) will be developed as single family residential units south of Stickle Street. North of Stickle Street, Block 45 will provide 0.05 ha of parkland. The north boundary of Block 45 will lie adjacent to the Cultural Woodlands (CUM1) that is identified as Other Wetland/Woodland. Sanitary and water will link to the infrastructure that was constructed for the development of the Phase 1 lands.

5.1 Retained Natural Heritage Features and Buffers

Based on an assessment of environmental conditions and the applicable natural heritage development polices of the Province, Niagara Region and Town Pelham there are no natural heritage features present within the development footprint which require retention in either an EPA or ECA Block.

With respect to buffer lands, for the development the lands adjacent to the Other Woodland/Other Wetland along the north boundary will be Park Land (Block 45), which is a low intensity land use. As part of the Town of Pelham future community development plan for the adjacent lands (**see Appendix F**), Block 45 will become part of a larger active park within the community plan with the northward expansion of Block 45. Therefore, buffer lands are not identified as required for the Phase 2 development as the woodland will be removed for the full development of the active park.

6. Environmental Impact Assessment and Mitigation

The following provides an assessment of potential impacts of the proposed development to the Natural Environment System of the Region and Town. Mitigation measures are identified that will reduce the potential impacts.

6.1 Direct Impact

No features of the Natural Environment System of the Niagara Region or Town of Pelham will be directly impacted by the proposed development.

Assessment by this EIS of the Region's and Town's current OP identification of Other Woodland/Wetland to occur within the subject lands has determined that is designation is not supported.

Proposed Development	Figure 3

Tanner Drive Extension Phase 2 Plan of Subdivision

Legend

- Subject Property (Approximate)
- Ecological Communities
- Staked Southern Limit of Pond
- Pond
- Amphibian Survey Location
- Proposed Development

Code	Cultural Communities
CUM1	Mineral Cultural Meadow
CUW1	Mineral Cultural Woodland
Code	**Other Communities**
HE	Hedgerow

BEACON ENVIRONMENTAL

Project: 225130
Last Revised: January 2026

Client: Brian Rankin
1970097 Ontario Inc.

Prepared by: BD
Checked by: SM

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No fish habitat or habitat for species at risk is identified to be associated with the subject lands.

No feature that would be regulated by the NPCA pursuant *Ontario Regulation 41/24* (2024) of the *CA Act* is identified to be associated with the subject lands.

6.1.1 Removal of Hedgerow Trees

Development of residential lots may result in the removal of hedgerow trees along the south boundary of the subject lands. Though not a NES feature for the hedgerow trees prior to removal a Tree Preservation Plan (TPP) should be undertaken. The requirement for a TPP should be identified as a condition of draft plan approval.

6.2 Assessment of Potential Indirect Impacts and Mitigation

Based on the proposed development and site conditions, potential indirect impacts are limited to the south boundary of the Other Woodland/Wetland adjacent to the north boundary of the subject lands. A park (Block 45) will be established along this boundary and is currently considered buffer lands. As noted above, Block 45 will form part of a larger park within the community plan in the future. Therefore, the identification of a naturalized buffer along the north boundary of the subject lands has not been considered.

6.2.1 Construction Mitigation Measures

Potential indirect impacts during the construction phase can be mitigated by standard construction mitigation measures which are detailed below.

Construction Exclusion Filter Fabric and Paige Wire Fencing

To ensure that site clearing, grading, and the movement of heavy equipment do not encroach upon the woodland, wetland, or ephemeral pond along the north boundary, paige wire fencing with filter fabric to a height of 1 m should be installed for the duration of construction. This fencing must be in place prior to the commencement of any construction activities, maintained throughout the development process, and removed only upon completion of all works.

In addition, based on the findings of the TPP, construction protection fencing should be installed around individual trees to be retained along the south boundary of the subject lands.

Sediment and Erosion Control

To protect against erosion and sedimentation an Erosion and Sediment Control Plan is required. The plan should be developed based on the Erosion & Sediment Control Guidelines for Urban Construction (2006) for the Greater Golden Horseshoe Area Conservation Authorities.

Material Storage and Fueling

Storage of equipment and materials and the fueling of equipment should not be permitted within 30 m of the drainage feature basin and ephemeral pond adjacent to the northwest corner of the subject lands. Ontario Provincial Standard Specification 180 is to be followed for the storage and management of materials.

Timing of Site Clearing

For the protection of nesting migratory birds as required by the federal *Migratory Bird Convention Act* and other wildlife the clearing of cultural meadow habitat should not be undertaken from April 1st through to August 31st.

6.3 Assessment of Residual Impacts to Natural Heritage

No features of the Natural Environment System of the Niagara Region or Town of Pelham will be directly impacted by the proposed development and therefore no significant residual impact is identified.

6.4 Cumulative Impacts

The assessment of the cumulative impacts of past, current and future development on the natural heritage within the Town of Pelham is beyond the scope of this EIS. For environmental impact assessments, the assessment of cumulative impacts is to be ***assessed on the proposed project***. In addition, the key to cumulative impact assessment is that a reasonable approach should be taken to ensure that the cumulative effects assessment is undertaken at an appropriate level of effort that supports defensible conclusions.

The lands that are to be developed represent cleared vacant land. No features of the Natural Environment System of the Niagara Region or Town of Pelham will be directly impacted by the proposed development. However, a small area of cultural woodlands along the north boundary of the subject lands was removed prior the approval of the 2022 Niagara Region OP and 2025 Town of Pelham OP.

With respect to past developments on local lands, the subject lands are within the urban boundary of the Town of Pelham. The surrounding lands in the local area are fully developed, both residential and commercial. One must assume that the subject lands and surrounding lands with the Town supported forest habitat prior to pre-settlement that have been extensively cleared and farmed and developed up to the present, therefore it is reasonable to conclude that past cumulative impacts on the local areas natural heritage have been catastrophic.

With respect to future development cumulative impacts, the proposed development is part of a community plan within the Town (**Appendix E**). The current Phase 2 plan includes a temporary turning circle at the east end of Stickle Street and the future the east end of Stickle Street will be connected to a north- south street that will be constructed to connect to Marylea Street in the north. In addition, Tanner Drive will be extended northward along the Phase 1 development to connect to Marylea Street. Residential lots, commercial lots and a park will be developed along the new street network. At full build out, the proposed community plan will result in the full removal of the small (< 2ha) Other Woodland/Wetland feature and ephemeral pond.

In summary, the approval of the proposed development will not result in local cumulative impacts on natural heritage of the subject lands or adjacent lands. The full build out of the community plan on the lands adjacent to the north boundary of the subject lands will have a direct impact on the Other Woodland/Wetland feature of the Town' and Region Natural Environment System.

7. Policy Conformity

7.1 Provincial Planning Statement

The development policies of the current Official Plans of the Niagara Region and Town of Pelham are in conformity with Section 4.1 Natural Heritage of the Provincial Planning Statement (PPS, 2024), which is directed at a province wide protection and management of natural heritage resources. Therefore, conformity with the Official Plans of the Region and Town ensures conformity with the PPS.

7.2 Niagara Region Natural Heritage Policies

At this time though agreement between the Town and the Niagara Region, the Region will continue to provide planning support and advice to the Town related to land use compatibility and environmental planning. Through the change to the *Planning Act*, the Niagara Official Plan, 2022 (NOP) is effectively an official plan of the Town of Pelham, which remains in effect until the Town revokes or amends it to provide otherwise. Therefore, the Town should be satisfied that the application conforms to the policies of the NOP.

This EIS has established that no development will occur in areas identified by the Region as EPA or ECA, therefore the development is in conformity with Section 3.1.9.5.1 and Section 3.1.9.5.2. of the Region's OP.

With respect to the Other Wetland that the Region has identified for the adjacent lands, Section 3.1.9.5.6 (b) states that if the other wetland is a treed community with a canopy coverage greater than 25 %, and the other criteria for other woodlands are met, the other woodland policies of this Plan shall apply. This EIS has established that area along the north boundary of the subject lands that has been identified as Other Wetland is a treed community and therefore Other Woodland policies apply.

With respect to buffer lands for developments with a settlement area, Section 3.1.9.9.1 states that within settlement areas, mandatory buffers from natural heritage features and areas are required. The width of an ecologically appropriate buffer would be determined through an EIS. The width of the buffer would be based on the sensitivity of the ecological functions from the proposed development or site alteration, and the potential for impacts to the feature and ecological functions as a result of the proposed change in land use. At this time the proposed land use along the boundary of the Other Woodland is park land. This park land is considered to be a low impact land use with respect to adjacent lands. Therefor the development is in conformity with adjacent buffer lands. The identification of a specific naturalized buffer has not been considered as full build out of the community plan has identified the park land associates with the phase 2 development will be included as part of a larger park within the community plan.

7.3 Town of Pelham Natural Heritage Policies

Schedule B1 identifies Other Wetland to be associated with the subject lands and adjacent as mapped by the Region. As with the Region's Policies, Section 4.2.3.7 (a) states that if the other *wetland* is a treed community with a canopy coverage greater than 25% and the other criteria for *other woodlands* are met, the other woodland policies of this Plan shall apply.

For features designated as Other Woodlands, Section 4.2.3.2 states that d*evelopment* and *site alteration* shall not be permitted in Other Woodlands unless it has been demonstrated through the preparation of an EIS that there will be no *negative impacts* on the natural feature or *ecological function*s. No development within Other Woodlands will occur and the development is in conformity with Section 4.2.3.2.

With respect to adjacent lands buffer requirements to a NES feature within a Settlement Area, Section 4.2.5.1 states that mandatory *buffer*s from natural heritage features and areas are required. The width of an ecologically appropriate buffer is to be determined through an EIS. The width of the buffer would be based on the sensitivity of the ecological functions from the proposed development or site alteration, and the potential for impacts to the feature and ecological functions as a result of the proposed change in land use. At this time the proposed land use along the boundary of the Other Woodland is park land. This park land is a low impact land use with respect to adjacent lands. Therefore the development is in conformity with adjacent buffer lands. The identification of a specific naturalized buffer has not been considered as full build out of the community has identified the park land associates with the phase 2 development will be included as part of a larger park within the community plan.

7.4 Niagara Peninsula Conservation Authority

No feature that would be regulated by the NPCA pursuant Ontario Regulation 41/24 (2024) of the *CA Act* is identified to be associated with the subject lands.

8. Recommendation

This EIS concludes that the proposed plan of subdivision is supported with respect to maintaining the natural heritage system of the Town of Pelham, the Niagara Region and the Province.

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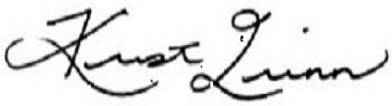

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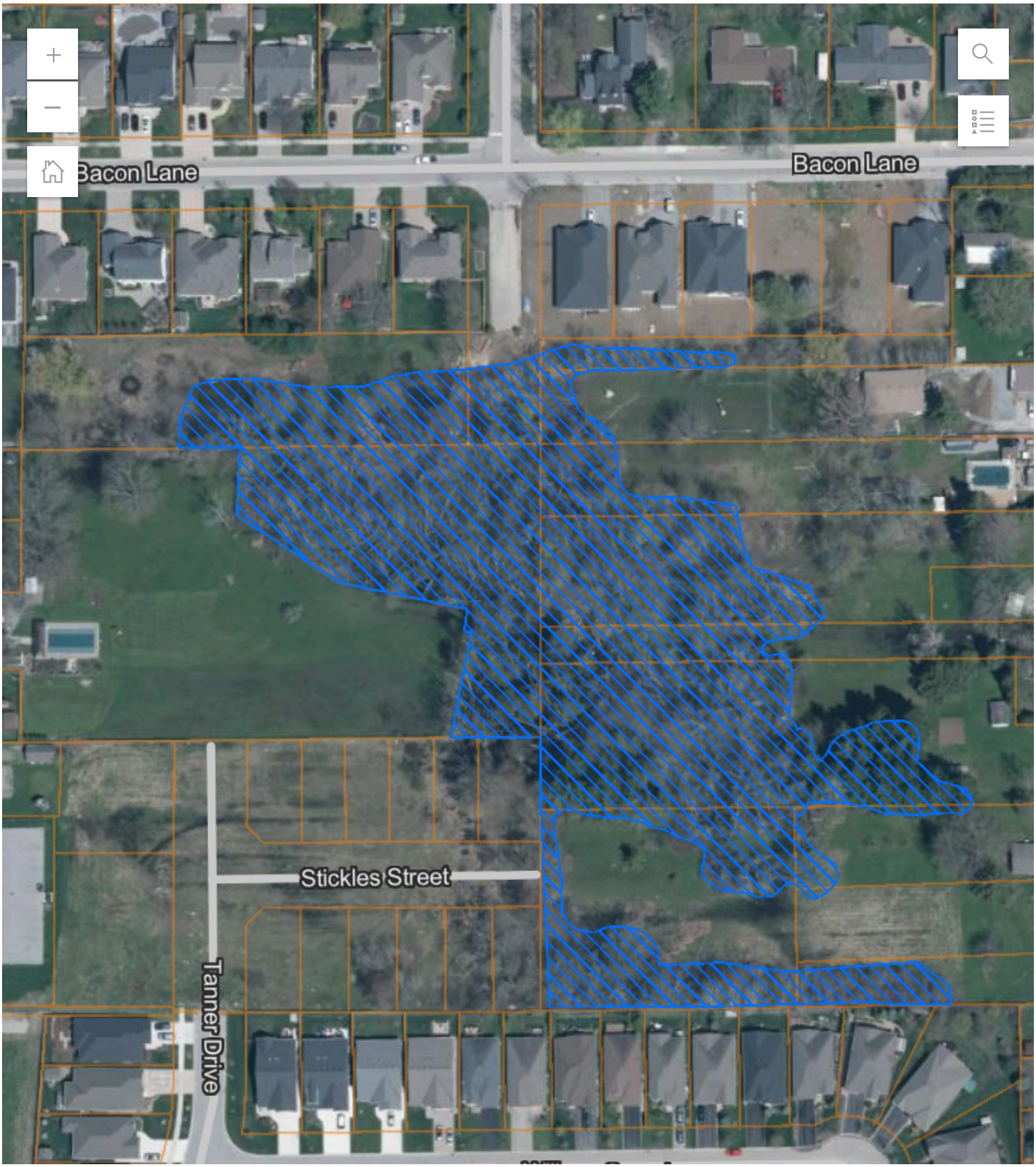
Wetland Amphibian Monitoring Protocol, Terrestrial Long-term Fixed Plot Monitoring Program. Regional Watershed Monitoring and Reporting.

TRCA (Toronto and Region Conservation Authority) and CVC (Credit Valley Conservation). 2014.
Evaluation, Classification and Management of Headwater Drainage Features Guideline. Toronto and Region Conservation Authority and Credit Valley Conservation, TRCA Approval July 2013 (Finalized January 2014).

Yagi A.R, A. Brant and R. Tervo. 2009.
Niagara Region Natural Areas Inventory Reptile and Amphibian Study 2006 to 2008. Ontario Ministry of Natural Resources and Land Care Niagara unpublished report for the Natural Areas Inventory prepared for the Niagara Peninsula Conservation Authority.

Appendix A

Niagara Region NES Mapping



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BEACON ENVIRONMENTAL

Appendix B

Agency Consultation

Ron Huizer

From: Shannon Larocque <SLarocque@pelham.ca>
Sent: Thursday, April 24, 2025 11:21 AM
To: Ron Huizer
Cc: Nathan Van Stralen; Andrew Edwards; Lampman, Cara; 'Boudens, Adam'
Subject: RE: EIS Term of Reference - Tanner Drive Extension Phase 2 Plan of Subdivision

Hello Ron,
Thank you for providing this.
The Town has entered into a shared planning services agreement with the Region for environmental review. I am copying Regional environmental staff to review and approve the TOR on behalf of the Town.
Best Regards,
Shannon

Pelham NIAGARA

Shannon Larocque, MCIP, RPP. (She/Her)
Manager of Planning
Town of Pelham
D: 905-980-6661 I E: slarocque@pelham.ca
T: 905-892-2607 x319
20 Pelham Town Square I PO Box 400 I Fonthill, ON I L0S 1E0

From: Ron Huizer <rhuizer@beaconenviro.com>
Sent: Thursday, April 24, 2025 10:17 AM
To: Shannon Larocque <SLarocque@pelham.ca>
Cc: Nathan Van Stralen <Nathan@ucc.com>
Subject: FW: EIS Term of Reference - Tanner Drive Extension Phase 2 Plan of Subdivision

Please find attached a Terms of Reference for conducting an Environmental Impact Study (EIS) for the proposed Tanner Drive Extension Phase 2 Plan of Subdivision in the City of Welland.

Following review please comment, if required, and/or statement that the City approves the TOR.

Thank you for attention to this matter.

Ron

Ron Huizer, B.Sc. (Hons.) / Senior Ecologist
BEACON ENVIRONMENTAL
C) 416.729.0544

Ron Huizer

From: Boudens, Adam <Adam.Boudens@niagararegion.ca>
Sent: Tuesday, May 20, 2025 2:36 PM
To: Ron Huizer
Cc: Shannon Larocque; nathan@ucc.com; Development Planning Applications; Macdonald, Carling
Subject: EIS Term of Reference - Tanner Drive Extension Phase 2 Plan of Subdivision
Attachments: Tanner Drive Extension Phase 2 Plan of Subdivison EIS TOR.pdf

Hi Ron,

Hope all is well with you.

In accordance with Niagara Region's Shared Services Agreement with the Town of Pelham, Regional environmental planning staff have reviewed the EIS Terms of Reference circulated by your firm for the subject lands located on Tanner Drive and offer the following comments.

Please note that the Region requires a Terms of Reference review fee of **$555.** Please have your client make payment at their earliest convenience.

Online Payment:

If paying online by Visa or MasterCard, please note that you will now be required to first set-up an account in our payment portal, and forward your log-in information (i.e. Log-In ID/email), as well as your application information (i.e. address, municipality, application type), to devtplanningapplications@niagararegion.cabefore being able to complete your payment.

To do this, please follow these steps:

1. Click the following link to navigate to the Niagara Portal: https://cityview.niagararegion.ca/portal

2. **Making a Payment requires a login and for the application to have your Portal Account attached to it.** If you have an account, please log in. If you do not have an account, please complete the registration process.

a. To ensure you receive response in a timely manner please ensure your contact method is **EMAIL**

2. You will receive a separate account registration email. Please click on the link provided to complete the registration.

3. Notify the Niagara Region Planning Department of your Login ID (email address) and the Application you are requesting to pay by sending an email to devtplanningapplications@niagararegion.ca

4. After Niagara Region receives this information, the Niagara Region Planning staff will notify you when you are able to pay.

5. On Portal, ensure you are logged in, go to the **Planning Applications** section and select "planning applications search".

6. In the **planning application** search put in your project name, planning application number, or address, or roll number. This should populate your file, if not found contact devtplanningapplications@niagararegion.caor 905-980-6000 ext. 3256.

7. If your planning application is in the system click on "**Pay Fees**", then click "**Make Payment**" and follow the remaining instructions to process the credit payment.

Once you've created an account, please contact our program administrator to complete the payment. If you encounter any issues, feel free to reach out.

REGIONAL COMMENTS

Regional environmental planning staff have reviewed the attached Terms of Reference (TOR) for the Environmental Impact Study (EIS) required for Phase 2 of the Tanner Drive Extension, in the Municipality of Pelham. While the TOR is generally acceptable, we offer the following comments for your consideration:

1) Staff visited the adjacent property on August 7th, 2024, and observed a vernal pool on the subject lands. As such, salamander surveys should be conducted to confirm presence/absence.
2) A high level/general water balance will be required to demonstrate no hydrologic impacts to any wetlands confirmed present on or adjacent to the subject lands. The EIS should describe the pre- and post-development surface water drainage patterns and assess impacts to wetlands.
3) Consistent with NOP policy 3.1.20.2, the EIS shall demonstrate how enhancements to ecological function, ecological integrity, or biodiversity of the natural environment system can be achieved. Examples include:
    a. Increases in the spatial extent of a feature or features;
    b. Increases in biological and habitat diversity;
    c. Enhancement of ecological system function;
    d. Enhancement of wildlife habitat;
    e. Enhancement or creation of wetlands, water systems or woodlands;
    f. Enhancement of ecological services;
    g. Enhancement of groundwater recharge areas; and
    h. Establishment or enhancement of linkages or connectivity between key natural heritage features, and/or natural heritage features and areas.

    Please ensure that the Final Report includes a specific section detailing consideration of the above.

4) Consistent with NOP policies, please ensure *supporting features and areas* are considered, including but not limited to grasslands, thickets, meadows, etc., that support the ecological functions of adjacent features and wildlife habitat that is not considered to be significant wildlife habitat.
5) Please contact a member of the Region's environmental planning team to schedule a date/time to complete the woodland/wetland staking exercise.
6) As always, please include all field survey data sheets as an appendix in the EIS.

The above comments are provided in effort to ensure that the development application will include all information needed to address the Natural Environment System (NES) policies of the NOP. Staff will review the completed EIS against the requirements in the proposed TOR and outlined above. Should Beacon Environmental be of the opinion that one or more of the requirements outlined above should not be included within the EIS scope; Regional staff may entertain a reduced scope if sufficient rationale is provided. Should the comments above be acceptable, staff will accept the Beacon Environmental proposed EIS TOR along with this email as the final EIS TOR, with both appended to the EIS.

If the TOR fee is not paid prior to submission of application, the following application fee will be applicable:
Minor EIS Review Fee: $2355.00 (one feature) or
Major EIS Review Fee: $4045.00 (two or more features)

Please do not hesitate to contact me if you have any questions or require additional information.

There is no need to submit a revised TOR. Please just include all relevant agency correspondence as an appendix in the EIS.

Thanks,

Adam

Growing Better Together
Niagara Region

Adam Boudens, MSc
Senior Environmental Planner / Ecologist
Public Works Department
Niagara Region
P: (905) 980-6000 ext. 3770
W: www.niagararegion.ca
E: adam.boudens@niagararegion.ca

My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the *Planning Act* approval process;
- other matters, as determined.

Pre-Consult Meeting Date: September 4, 2025

Site Address: None assigned **Approx. Land Area:** 0.387 ha

Site Legal Description: THOROLD PT TWP LOT 177 RP 59R17615 PARTS 1 3 AND 5

Contact Information:

Owner Name:	851858 ONTARIO INC 1970097 ONTARIO INC	Email:	
Phone:			
Applicant Name:	Upper Canada Consultants c/o Ethan Laman	Email:	ethan@ucc.com
Phone:			
Primary Contact:	Owner	☐	
	Applicant	☒	

Application Type:

☐ Regional Official Plan Amendment	☐ Draft Plan of Condominium	☐ Consent
☐ Local Official Plan Amendment	-☐ Vacant Land	☐ Minor Variance (include expansion of *legal non-conforming use*)
☒ Draft Plan of Subdivision	-☐ Conversion	☐ NEC Application
☒ Zoning By-law Amendment	-☐ Phased	-☐ Amendment
☐ Site Plan Control	-☐ Other Removal of 'Holding' provision	-☐ Development Permit

Office of Community Planning & Development
905-892-2607 x 324
Pre-Consultation Meeting Form

Local Municipal Contact:	Shannon Larocque Andrew Edwards	**Phone:**	905-892-2607 x 319 905-892-2607 x 324	**Email:**	slarocque@pelham.ca aedwards@pelham.ca

1. Brief description of proposed development:

The applicant is proposing a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate a six-lot subdivision containing six (6) single detached dwellings.

2. Existing Regional Official Plan Designation: Built Up Area

Conformity with Regional Official Plan land use designations and policies?

☒ Yes ☐ No ☐ Unknown

If 'No', what is the nature of the amendment needed? _____

3. Check All Applicable:

☐ Brownfield ☐ Greenfield ☒ Built-up ☐ NEP ☐ Greenbelt ☐ CIP area

4. Development Charges: ☒ Regional ☒ Local

Existing Local Official Plan Designation: Urban Living Area / Built Boundary / Potential Intensification Area

Conformity with Official Plan land use designations and policies: ☒ Yes ☐ No ☐ Unknown

If 'No', what is the nature of the amendment needed? _____

5. Existing Zoning: RD & EP1

Conformity with existing zoning: ☐ Yes ☒ No ☐ Unknown

If 'No', what is the proposed zoning? Site-specific R2

6. Site Plan approval required? ☐ Yes ☒ No

7. Servicing:

☒ Municipal Water	☐ Private/Communal Well	☐ Cistern
☒ Municipal Sanitary	☐ Private/Communal Septic	
☐ Municipal Storm Sewer	☐ Swales	

8. Fees Required at time of Submission of the Application:

Application	Town of Pelham	Niagara Region	Niagara Peninsula Conservation Authority	Other Fees
Regional Official Plan Amendment				
Local Official Plan Amendment				
Zoning By-law Amendment	$13,012.00			
Plan of Subdivision	$10,713.00	$1,790 + $900 per hectare		
Plan of Condominium				
Consent				
Site Plan Control				
Minor Variance				
Other: **1)** **2)**		Major EIS Review: $3,000 Minor Engineering Review: $570		
TOTAL	**$23,723.00**	**Various**		

Notes:

- Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received.
- Further fees may be required at a later date as per the fee schedule by-law.
- Separate cheques shall be made payable to the appropriate agency.

9. Additional Agencies to be contacted:

☐ Hydro ☐ Pipelines ☐ NEC ☐ Other _____

10. Required documents to be submitted with the Application(s). Studies identified with an asterisk (*) will likely require a peer review at the cost of the developer.

Local	*Region*	*NPCA*	***Reports, Studies, Plans (See Notes for additional details)***	***No. of Copies***		***Notes***
				Digital	*Paper*	
			Draft Regional Official Plan Amendment			
			Draft Local Official Plan Amendment			
			Survey Plan / Severance Sketch			*Prepared by OLS*
x			~~Site Plan / Condo Plan /~~ Draft Plan of Subdivision			
			Floodplain and Hazard Lands Boundary Plan			
x			Grading Plan	*1*		
			Hydrogeological Study and Private Servicing Plans			
			Phasing Plan			

x			Storm water Management Plan / Brief	*1*		
			Tree Inventory Preservation Plan			
			Urban Design / Landscape Plans			
			Archaeology Assessment			
			Cultural Heritage Impact Assessment*			
			Agricultural Impact Assessment			
			Environmental Site Assessment			
			Economic / Financial Impact Assessment*			
			Air Quality / Noise and Vibration Study*			
x			Environmental Impact Study	*1*		
			Environmental Planning Study / Sub-Watershed Study			
			Gas Well Study / Gas Migration Study			
			Mineral Aggregate Study			
			Wind Study*			
			Cash-in-lieu of Parkland Appraisal Report			
x			Functional Servicing Report	*1*		
			Geotechnical (Slope Stability Report)			
			Land Use / Market Needs Report*			
x			Planning Justification Report			*Prepared by RPP Address Provincial, Regional, and Local policies including MDS*
			Sensitive Land Use Report			
			Soil Report			
			Shadow Analysis			
			Traffic / Parking Impact Analysis			
			Minimum Distance Separation I & II			
			Other			

11. Additional Comments:

12. Site Visit: ☐ Yes ☒ No

13. Items Disputed Requiring Further Dialogue:

Pre-Consultation Meeting Form

Notes:

1. The purpose of this document is to identify the information required to commence processing and evaluating an application as set out in the *Planning Act*. This pre-consultation process is designed to proceed based on the mutual agreement of the parties as shown by the signatures below.

2. Pre-consultation does not imply or suggest any decision whatsoever on behalf of staff or the municipality to either support or refuse the application.

3. The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, Municipality, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the municipality the directives of the original pre-consultation meeting.

4. Any application submitted without the information identified in this pre-consultation document will be deemed incomplete and not processed. Alternately, staff may recommend refusal of the application based upon insufficient information to properly evaluate the application.

5. The applicant acknowledges that the Municipality and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the Municipality and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.

6. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.

7. If the Municipality or Region does not have sufficient expertise to review and determine that a study is acceptable, the municipality may require a peer review. The Terms of Reference for a peer review is determined by the Municipality or Region and paid for by the applicant.

8. Some studies may require NPCA review and clearance/approval. In this instance the NPCA review fee shall be paid by the applicant.

9. All plans and statistics must be submitted in metric.

Town Community Planning and Development:

- Applications for Draft Plan of Subdivision and Zoning By-law Amendment will be required to facilitate the applications.
- Pedestrian connection to Line Avenue is required in accordance with the Lot 177 neighbourhood plan.
- An update to Lot 177 concept plan will be required to illustrate changes.
- Town Council adopted a new Official Plan in May 2025, which is currently with the Province for review and approval. Depending on timing of submission, the relevant OP must be addressed.
- The following materials will be required as part of a complete submission:
    - Planning Justification Report (see attached guidelines)
        - Address Lot 177 policies
        - Address applicable environmental policies pending findings of EIS
    - Environmental Impact Study
    - Preliminary engineering drawings
    - Functional Servicing Report/Stormwater Management Plan

Niagara Region - Public Works Growth Management and Planning Division:

Regional Comments

Record of Site Condition

- The proposed development does not constitute a change in use as defined by the Environmental Protection Act.

Archaeological Resources

- The subject property is not identified as having archaeological potential under the NOP. Accordingly, archaeological studies are not recommended.
- Regional staff recommend that the warning clause pertaining to the potential discovery of deeply buried archaeological resources be included in any future agreements:
    - *"If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C, which can be accessed here: https://www.niagararegion.ca/culture-and-environment/archaeology.aspx"*

Gas and Petroleum Resources

- There are no historical gas/petroleum wells in the vicinity of the subject lands based on Provincial mapping.

Land Use Compatibility

- Staff provide no comments relative to the Province's D-Series Guidelines / NPC-300.

Water Protection Screening

- Staff offer no specific comments regarding water protection.

Urban Design

- The subject lands are not on a Regional Road.

Environmental

- The subject property is impacted by the Natural Environment System (NES) of the Niagara Official Plan (NOP), consisting of Other Wetland and potential woodland (Significant or Other).
- NOP Policy 3.1.9.8.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of Significant Woodland and 50 m of Other Woodland. The EIS must demonstrate that there will be no negative impact on the features or their ecological function. Within settlement areas, mandatory buffers from these features are required. The widths of the mandatory buffers are determined through the EIS.
- The proposed development is within the above-noted features. As such, Regional Environmental Planning staff recommend that a Terms of Reference and EIS be prepared, consistent with NOP policy 3.1.33.4.
- The EIS should confirm the extent of mapped features, screen for additional natural heritage features and areas, determine buffer widths, and screen the property for supporting features and areas, enhancement areas, and linkages.
- Staff are happy to visit the site to confirm our recommendations.
- A Terms of Reference for an EIS was reviewed and approved by Regional staff earlier this year.

Servicing

- Extension of municipal services would need to be approved through the CLI ECA process.

Waste Collection

- Niagara Region provides curbside waste collection services for developments that satisfy its Procedure for Requirements for Waste Collection and do not exceed the allowed limits.
    - Green – no limit (weekly)
    - Waste – 2 bags/cans (bi-weekly)
- A temporary cul-de-sac, as is shown on the concept subdivision plan, will be required to accommodate regional waste collection services until through access is provided.
- If the development is unable to satisfy the regional waste collection requirements or meet the allowed limits, then waste collection for the site will be the responsibility of the owner through a private contractor.
- Circular Materials Ontario is responsible for the delivery of residential blue/grey box recycling collection services, and related information can be found at the following link: https://www.circularmaterials.ca/resident-communities/niagara-region/
- **Collection at the curbside only.**

Regional Study Recommendations (for Town's consideration):

Zoning By-law Amendment and/or Draft Plan of Subdivision

- Environmental Impact Study - see Env. comments above

Regional Review Requirements:

Zoning By-law Amendment and/or Draft Plan of Subdivision

- Conceptual Engineering Drawings

Regional Fee Requirements (2025 Amounts)

If above-noted study recommendations are required by Town:

- Zoning By-law Amendment:
  - Major EIS Review Fee: $3000
- Draft Plan of Subdivision:
  - Planning Review Fee: $1790 base fee plus $900 per hectare

Required regardless of planning requirements:

- Draft Plan of Subdivision:
  - Minor Engineering Review Fee - $570

Town Public Works:

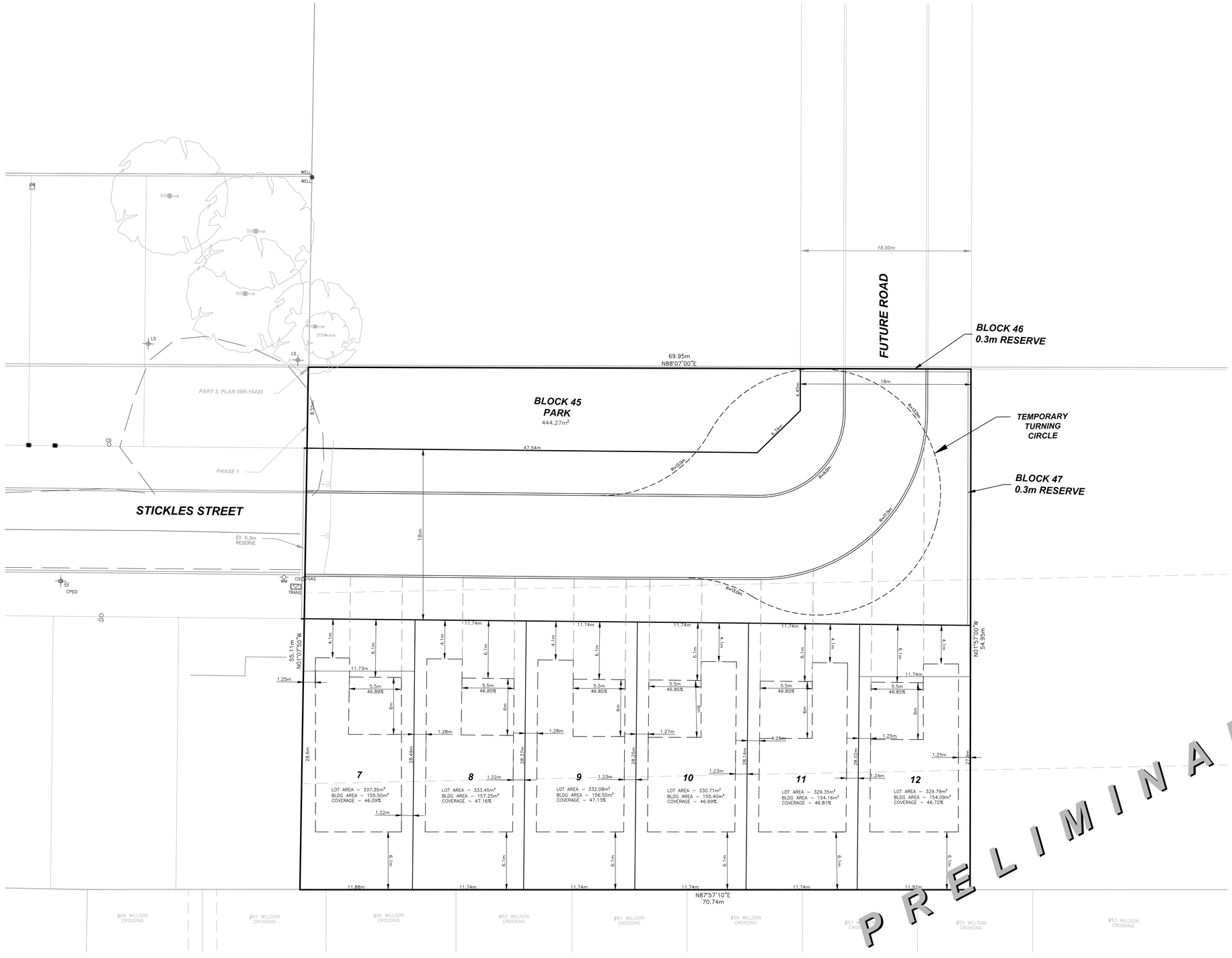
- Each lot is to be individually serviced with a water and sanitary sewer lateral in accordance with Town of Pelham Engineering Standards. Installation of any missing services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
- Confirm that no existing utilities cross the proposed lot lines. Should any services cross these lot lines, the applicant shall be responsible for the costs associated with their relocation and/or removal.
- Submit a comprehensive Lot Grading and Drainage Plan for the parcels demonstrating that the drainage neither relies on nor negatively impacts neighbouring properties and that all drainage will be contained within the respective lot to the satisfaction of the Director of Public Works or designate.
- Submit a comprehensive stormwater management report will be required, detailing the full stormwater management strategy.
- Submit a Functioning Servicing Report.
- Confirm the location of the RYCB adjacent to lot 12.
- Confirm the how the proposed trail from Line Avenue will connect to this development. The alignment of the future roadway is not consistent with the previous conceptual subdivision plan provided by Upper Canada Consultants, dated May 19, 2022.
- Submit an ECA application.

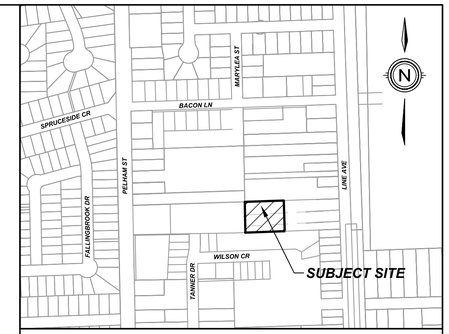
• Alteration applications are required for storm and sanitary sewers (details can be found on the website (compliance approvals)   ○ Please submit the pre-application during the draft plan approval process. • Form 1 & commissioning plan required for drinking water, etc. • No curb stop shall be located within the driveway. Please show the maximum allowable driveway widths to ensure no conflict with the curb stop. If the house layout is flipped in the future and as a result the curb stop is located within the proposed driveway, the applicant will be responsible for the relocation of the service.
Town Building:
• Building permit is required following planning approval.
Niagara Peninsula Conservation Authority:
The NPCA have reviewed the scope of works for the Preliminary Concept Plans for Tanner Extension Phase 2 provided by UCC date for August 11, 2025. Based on the NPCA current mapping the specified subject area limits do not contain NPCA regulated features. As such, the NPCA can offer no objections to the specified scope of works and will not require circulation of a review fee. The NPCA will require continued circulation on all other phases of the development for prior review and approval. All works that encroach within an NPCA regulated area will require NPCA work Permits to be issued prior to the start of work.

Attendance:

Party	
Planning (Town)	Shannon Larocque
Planning (Town)	Andrew Edwards
Planning (Town)	Faranak Ahmadi
Planning (Town)	Pam Duesling
Public Works (Town)	
Public Works (Town)	Anthony LaSelva
Public Works (Town)	Nick Palomba
Building (Town)	
Fire (Town)	
Secretary-Treasurer CofA / Deputy Clerk (Town)	Jodi Conte
Niagara Region	Amy Shanks
Niagara Region	
NPCA	
Owner	Brian Rankin
Owner	
Applicant	Callum Gomez Ethan Laman
Applicant	
Other	
Other	

TANNER EXTENSION PHASE 2
TOWN OF PELHAM





KEY PLAN
N.T.S.

CONCEPT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 177, GEOGRAPHIC TOWNSHIP OF THOROLD, TOWN OF PELHAM, REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

PROVISION	ZONING (R2)	PROVIDED
MIN. LOT FRONTAGE	12m INTERIOR, 15m CORNER	11.74m (INTERIOR)
MIN LOT AREA	360m²	329.35m² (LOT 11)
MIN. FRONT YARD	3.0m EXCEPT 6.0m WHERE THERE IS AN ATTACHED GARAGE	4.1m to dwelling 6.1m to garage
MAX. FRONT YARD	6.0m	6.0m
MIN. INTERIOR SIDE YARD	1.2m	1.25m
MIN CORNER SIDE YARD	3.0m	N/A
MIN REAR YARD	7.5m	6.1m
MAX. BUILDING HEIGHT	12.0m	TBD
MAX LOT COVERAGE	50%	47.16% (LOT 8)
DRIVEWAY REGULATIONS SECTION 4.1.4.3	a) IN ANY ZONE WHERE A DWELLING IS PERMITTED, THE MAX DRIVEWAY WIDTH SHALL BE 6m OR 50% OF THE FRONTAGE, WHICHEVER IS LESS FOR THE ENTIRE LENGTH OF THE DRIVEWAY	5.5m

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 7-12	6	0.199	51.42
PARK	BLOCK 45		0.044	11.37
0.3m RESERVE	BLOCK 46-47		0.001	0.26
ROADWAY			0.143	36.95
TOTAL			0.387	100.00

DEVELOPABLE AREA = 0.387ha
DEVELOPABLE DENSITY = 15.50 units/ha

#	REVISION	DATE	INIT
.	.	.	.
.	.	.	.
0	ISSUED FOR REVIEW	2025-08-11	TA

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
CONCEPT PLAN OF SUBDIVISION

DRAFTING	TA
DATE	AUGUST 11, 2025
PRINTED	AUGUST 11, 2025
SCALE	1:200
DWG No.	REV
17147-CP	**0**

DRAWING FILE: F:\17147\Planning\17147-TANNER EXT.dwg PLOTTED: Aug 11, 2025 - 4:19pm PLOTTED BY: TAllen

Pelham NIAGARA

Vibrant · Creative · Caring

GUIDELINES FOR THE PREPARATION OF PLANNING JUSTIFICATION REPORTS AND PLANNING JUSTIFICATION BRIEFS

PURPOSE:
The purpose of this document is to provide guidance for the preparation of Planning Justification Reports and Planning Justification Briefs. Planning Justification Reports are required to accompany submissions of development related applications such as Official Plan and Zoning By-law Amendment applications and Draft Plan of Subdivision/Condominium applications and sometimes Site Plan applications. Planning Justification Briefs are typically required for less complex applications such as Consent or Minor Variance applications.

All reports shall follow the guidelines contained in this document. Failure to adhere to the guidelines may result in a report being considered unsatisfactory and submitted applications being deemed incomplete.

The goal of the Reports is to provide a background context of the proposal, an overview of the purpose and effect of the application(s), and provide a professional planning rationale for the application by demonstrating how the proposal is consistent with provincial policy and conforms to applicable planning policy documents and good planning principles.

All reports must indicate the author of the report, and be signed by a Registered Professional Planner (RPP). A Candidate Member (defined by the Professional Standards Board) or a Certified Planning Technician (CPT) may also prepare the report, however it must be signed and reviewed by an RPP.

Reports will vary in content and detail depending on the nature and complexity of the proposal and applications being sought, however all reports must include the following:

- Introduction
- Site context
- Description of the proposal
- Policy and planning analysis
- Summary and conclusions
- Appendices/maps/plans

Planning Justification Reports:

The framework for a Planning Justification Report is based on the following:

A. Introduction

Every report must contain a brief introduction which outlines:

- Who was retained to write the report, when and by whom
- What applications(s) have been submitted or are required to support the proposal
- Date of the pre-consultation meeting(s)
- A statement of the purpose of the report

B. Site Context

The site context is intended to provide an understanding of where the proposal is located and the characteristics of the site and surrounding area. This section of the report contains:

- A description of the location, existing condition and existing land uses of the subject lands
- A description of the surrounding land uses and important features such as roadways, significant buildings/features or characteristics of the area
- Identification of constraints affecting the site such as hazards, natural heritage features, access restrictions, servicing restrictions, cultural heritage resources, etc.
- Identification of any lands on the site that may be regulated by the Niagara Peninsula Conservation Authority
- Identification of any other known development proposals affecting the area
- Maps or reference to appendices that help provide a context for the site and surrounding land uses, such as surveys, aerial photographs, site photographs, maps, etc.

C. Description of Proposal

The description of the proposal is to provide detailed information to allow the reader to understand the purpose and outcome of the applications(s). This section of the report must provide details about proposed uses, proposed buildings and siting, if known the planning history of the site (i.e. previous applications), identification of how the lands will be serviced and any previous consultations with the Town, Region and Conservation Authority.

Where modifications to the Official Plan are proposed, a detailed description of the proposed amendment and proposed modification should be included.

Where modifications to the Zoning By-law provisions are proposed, a detailed concept plan should be provided illustrating all applicable zoning regulations, (i.e. lot frontage, setbacks, coverage, encroachments, building height, parking (number and size of parking spaces, and driveway aisles), etc.).

The description of the proposal will also list and provide a brief description of other technical supporting studies that have been submitted as part of a complete application, in support of the application(s) and how these relate to applicable planning policies (i.e. Traffic Impact Studies, Noise and Vibration Assessments, Archaeological Studies, Functional Servicing Studies, Urban Design Brief, etc.).

D. Policy and Planning Analysis

The policy and planning analysis is the basis for establishing why a proposal should be considered and approved. The analysis must provide an outline of applicable planning policy documents and regulatory contexts quoting specific policies that are relevant to the proposal. The analysis must establish a basis for the application(s) by providing detailed analysis of the identified relevant policies and explain how the proposal conforms to the policies. Where changes to the Official Plan and/or Zoning By-law are proposed, the analysis must discuss the appropriateness of the requested amendments, including the policy basis for any requested modifications that are specific to the proposal. The following planning documents must be addressed as part of the policy and planning analysis:

1. Provincial Policy and Legislation:
    - Provincial Policy Statement
    - Growth Plan for the Greater Golden Horseshoe
    - Greenbelt Plan
    - Niagara Escarpment Plan
2. Municipal Policy
    - Region of Niagara Official Plan
    - Town of Pelham Official Plan
    - Secondary Plans
    - Council Approved Guidelines and Studies
3. Zoning By-law

If during the pre-consultation meeting specific policies were identified that need to be addressed in the Planning Justification Report, the policy and planning analysis should include an analysis of those specific policies and discuss how the proposal is supported by those specific policies.

The policy and planning analysis section is intended to provide a rationale and opinion as to why the proposal is appropriate, in terms of how the proposal addresses good planning principles. This may include a discussion of how the proposal provides social, cultural, economic, and/or environmental benefits; how the proposal contributes to creating complete, vibrant communities; and/or how potential negative impacts have been mitigated or avoided.

The analysis should also include a summary of the findings of other technical supporting studies that make up a complete application and discuss how the

findings of these studies are supported by the policy context and strengthen the proposal generally.

Applications which propose residential uses must provide an analysis of proposed densities and unit counts compared to the requirements in the applicable policy documents and demonstrate how the proposed density is in conformity with Provincial and/or municipal plans.

In some cases policy documents or zoning by-laws affecting lands may have been adopted or approved by Council, but are under appeal. In these cases, the documents are not in effect, but are relevant to the proposal. The Planning Justification Report should address the policies in the documents as part of the planning analysis and identify if changes are needed if the document or zoning by-law were in effect.

E. Summary and Conclusions
This section of the Report will provide a summary and concluding remarks outlining:
- The purpose and effect of the application(s), including why the requested amendment(s) are necessary
- A summary of the key relevant plans and policies and how they are being addressed
- A summary of the key merits of the application and
- Final recommendations

F. Appendices/Maps/Plans
The following visual aids and/or appendices are typically included in Planning Justification Reports and should be included where applicable:
- Maps, including aerial photographs, land parcel mapping and surveys
- Street level photographs/renderings of the lands subject to the proposed application(s)
- Official plan maps of land use designations
- Zoning maps
- Concept plans or site plans
- Official Plan amendment sketch and copy of proposed Official Plan amendment
- Zoning By-law amendment sketch and copy of proposed Zoning By-law amendment
- Draft plan of subdivision
- Supporting technical studies

Planning Justification Briefs:

For less complex proposals a Planning Justification Brief may be requested instead of a full Planning Justification Report. A Planning Justification Brief may be included as a covering letter with a formal application or as a short report. The Planning Justification Brief should give a summary of the proposal, outline the merits of the proposal based on

good planning principles and for minor variance applications should address the 4 tests pursuant to the *Planning Act. RSO 1990*. The requirement for a Planning Justification Brief will be determined on a case by case basis.

Planning Justification Briefs must include at a minimum:

- A description of the proposal and site context
- A summary addressing how the proposal meets the general intent of provincial, regional and municipal polices, including policies specific to the lands
- A summary of how the proposal is consistent with good planning principles.

Additional Items Identified During Pre-consultation to be Addressed:

Please address Provincial, Regional and Local policies, including Lot 177 Special Policy Area and environmental policies.

2025 Town OP: 10.2.3

BEACON ENVIRONMENTAL

Appendix C

Plant List

Appendix C

Plant List of Tanner Drive Extension

Scientific Name	Common Name	Family	COSEWIC	SARO	SRank	Niagara	Nat Status
Abutilon theophrasti	Velvetleaf	Malvaceae			SE5	IX	I
Agrostis gigantea	Redtop	Poaceae			SE5	IC	I
Alliaria petiolata	Garlic Mustard	Brassicaceae			SE5	IC	I
Ambrosia artemisiifolia	Common Ragweed	Asteraceae			S5	C	N
Apocynum androsaemifolium	Spreading Dogbane	Apocynaceae			S5	C	N
Asclepias syriaca	Common Milkweed	Apocynaceae			S5	C	N
Boehmeria cylindrica	Small-spike False Nettle	Urticaceae			S5	C	N
Brassica nigra	Black Mustard	Brassicaceae			SE5	IR	I
Carex granularis	Limestone Meadow Sedge	Cyperaceae			S5	C	N
Carex lupulina	Hop Sedge	Cyperaceae			S5	C	N
Celastrus orbiculatus	Oriental Bittersweet	Celastraceae			SE2	IR	I
Cerastium fontanum	Common Mouse-ear Chickweed	Caryophyllaceae			SE5	IC	I
Circaea canadensis	Broad-leaved Enchanter's Nightshade	Onagraceae			S5	C	N
Cirsium vulgare	Bull Thistle	Asteraceae			SE5	IC	I
Cornus racemosa	Grey Dogwood	Cornaceae			S5	C	N
Dactylis glomerata	Orchard Grass	Poaceae			SE5	IC	I
Daucus carota	Wild Carrot	Apiaceae			SE5	IC	I
Elymus repens	Quackgrass	Poaceae			SE5	IC	I
Erigeron philadelphicus	Philadelphia Fleabane	Asteraceae			S5	C	N
Eupatorium perfoliatum	Common Boneset	Asteraceae			S5	C	N
Euthamia graminifolia	Grass-leaved Goldenrod	Asteraceae			S5	C	N
Eutrochium maculatum	Spotted Joe Pye Weed	Asteraceae			S5		N
Frangula alnus	Glossy Buckthorn	Rhamnaceae			SE5	IC	I
Fraxinus pennsylvanica	Red Ash	Oleaceae			S4	C	N
Geranium robertianum	Herb-Robert	Geraniaceae			S5	C	N

Scientific Name	Common Name	Family	COSEWIC	SARO	SRank	Niagara	Nat Status
Hedera helix	English Ivy	Araliaceae			SE1	IR	I
Hypericum perforatum	Common St. John's-wort	Hypericaceae			SE5	IC	I
Juncus effusus	Soft Rush	Juncaceae			S5		N
Leucanthemum vulgare	Oxeye Daisy	Asteraceae			SE5	IC	I
Lolium perenne	Perennial Ryegrass	Poaceae			SE4	IU	I
Lythrum salicaria	Purple Loosestrife	Lythraceae			SE5	IC	I
Onoclea sensibilis	Sensitive Fern	Onocleaceae			S5	C	N
Oxalis stricta	Upright Yellow Wood-sorrel	Oxalidaceae			SE5	C	N
Parthenocissus vitacea	Thicket Creeper	Vitaceae			S5	C	N
Phalaris arundinacea	Reed Canarygrass	Poaceae			S5	C	N
Plantago lanceolata	English Plantain	Plantaginaceae			SE5	IC	I
Plantago major	Common Plantain	Plantaginaceae			SE5	IC	I
Poa compressa	Canada Bluegrass	Poaceae			SE5	IC	I
Populus grandidentata	Large-toothed Aspen	Salicaceae			S5	C	N
Potentilla recta	Sulphur Cinquefoil	Rosaceae			SE5	IC	I
Prunella vulgaris	Common Self-heal	Lamiaceae			S5		N
Quercus rubra	Northern Red Oak	Fagaceae			S5	C	N
Ranunculus acris	Common Buttercup	Ranunculaceae			SE5	IC	I
Rhamnus cathartica	European Buckthorn	Rhamnaceae			SE5	IC	I
Rhus typhina	Staghorn Sumac	Anacardiaceae			S5	C	N
Rumex crispus	Curled Dock	Polygonaceae			SE5	IC	I
Scirpus atrovirens	Dark-green Bulrush	Cyperaceae			S5	C	N
Solidago altissima	Tall Goldenrod	Asteraceae			S5		N
Symphyotrichum lanceolatum	Panicled Aster	Asteraceae			S5	C	N
Taraxacum officinale	Common Dandelion	Asteraceae			SE5	IC	I
Tilia americana	Basswood	Malvaceae			S5	C	N
Trifolium hybridum	Alsike Clover	Fabaceae			SE5	IC	I
Trifolium pratense	Red Clover	Fabaceae			SE5	IX	I
Ulmus americana	White Elm	Ulmaceae			S5	C	N
Vicia cracca	Tufted Vetch	Fabaceae			SE5	IC	I

Scientific Name	Common Name	Family	COSEWIC	SARO	SRank	Niagara	Nat Status
Vitis riparia	Riverbank Grape	Vitaceae			S5	C	N

KEY

S-Rank (from Natural Heritage Information Centre) for breeding status: S1 (Extremely Rare), S2 (Very Rare), S3 (Rare to Uncommon) (S4 (Common), S5 (Very Common) SNA (Not applicable…'because the species is not a suitable target for conservation activities'; includes non-native species), E (Exotic)

I	introduced; thought to have been present in the Carolinian Zone or individual CZ area prior to European settlement; believed to be deliberately or inadvertently introduced to the CZ by humans (followed by a status, below)
C	common
U	uncommon
R	rare
H	historic records only (generally >30 years)
X	present; status unknown or not specified in source lists
?	unconfirmed report
hyb	hybrid

BEACON ENVIRONMENTAL

Appendix D

SAR and SWH Screening

Appendix D

Species at Risk (SAR) Screening – MNRF List for the Town of Pelham

Species	ESA Status	General habitat description	Assessment for Subject Lands and Adjacent Lands
Amphibians – No SAR identified			
Birds			
Bald Eagle	Special Concern	Prefers deciduous and mixed deciduous forest; and habitat close to water bodies such as lakes and rivers. They roost in super canopy trees such as Pine.	No suitable habitat is present. Not observed during field surveys.
Bank Swallow	Threatened	It nests in a wide variety of naturally and anthropogenically created vertical banks, which often erode and change over time including aggregate pits and the shores of large lakes and rivers.	No suitable nesting habitat is present.
Barn Swallow	Special Concern	Prefers farmland; lake/river shorelines; wooded clearings; urban populated areas; rocky cliffs; and wetlands. They nest inside or outside buildings; under bridges and in road culverts; on rock faces nd in caves etc.	No not nesting structures are associated with the subject lands.
Black Tern	Special Concern	Generally prefer freshwater marshes and wetlands; nest either on floating material in a marsh or on the ground very close to water	No suitable habitat is present.
Bobolink/Eastern Meadowlark	Threatened	Generally, prefers open grasslands and hay fields. In migration and in winter uses freshwater marshes and grasslands	No suitable habitat is present.
Canada Warbler	Special Concern	Generally prefers wet coniferous, deciduous and mixed forest types, with a dense shrub layer. Nests on the ground, on logs or hummocks, and uses dense shrub layer to conceal the nest.	No suitable habitat is present.

Species	ESA Status	General habitat description	Assessment for Subject Lands and Adjacent Lands
Cerulean Warbler	Threatened	Generally found in mature deciduous forests with an open understorey; also nests in older, second-growth deciduous forests.	No suitable habitat is present.
Chimney Swift	Threatened	Historically found in deciduous and coniferous, usually wet forest types, all with a well developed, dense shrub layer; now most are found in urban areas in large uncapped chimneys	No suitable nesting habitat is present.
Common Nighthawk	Special Concern	Generally prefer open, vegetation free habitats, including dunes, beaches, recently harvested forests, burnt-over areas, logged areas, rocky outcrops, rocky barrens, grasslands, pastures, peat bogs, marshes, lakeshores , and river banks. This species also inhabits mixed and coniferous forests. Can also be found in urban areas (nest on flat rooftops)	No suitable habitat is present.
Eastern Wood Pewee	Special Concern	Associated with deciduous and mixed forests. Within mature and intermediate age stands it prefers areas with little understory vegetation as well as forest clearings and edges	Low Potential. Limited suitable nesting habitat is present in the woodland within the subject land. Not documented to occur during field surveys.
Eastern Whip-poor-will	Threatened	Generally prefer semi-open deciduous forests or patchy forests with clearings; areas with little ground cover are also preferred; In winter they occupy primarily mixed woods in open areas.	No suitable habitat is present.
Golden-winged Warbler	Special Concern	Generally prefer areas of early successional vegetation, found primarily on field edges, hydro or utility right-of-ways, or recently logged areas.	No suitable habitat is present.
Louisiana Waterthrush	Threatened	Generally inhabits mature forests along steeply sloped ravines adjacent to running water. It	No suitable habitat is present.

Species	ESA Status	General habitat description	Assessment for Subject Lands and Adjacent Lands
		prefers clear, cold streams and densely wooded Swamps.	
Red-headed Woodpecker	Endangered	Generally prefer open oak and beech forests, grasslands, forest edges, orchards, pastures, riparian forests, roadsides, urban parks, golf courses, cemeteries, as well as along beaver ponds and brooks	Low Potential. Limited suitable nesting habitat is present in the hedgerow within the subject land and the adjacent woodlands. Not documented to occur during field surveys.
Short-eared Owl	Special Concern	Generally prefers a wide variety of open habitats, including grasslands, peat bogs, marshes, sand-sage concentrations, old pastures and agricultural fields	No suitable habitat is present.
Wood Thrush	Special Concern	Nests mainly in second growth and mature deciduous and mixed forests, with saplings and well-developed understory layers. Prefers large forest mosaics but may also nest in small forest fragments.	Low Potential. Limited suitable nesting habitat is present in the woodland adjacent to the subject land. Not documented to occur during field surveys.
Fish/Molluscs – No Aquatic habitat is associated with the subject lands or adjacent lands			
Insects			
Monarch Butterfly	Special Concern	Exist primarily wherever milkweed and wildflowers exist; abandoned farmland, along roadsides, and other open spaces.	Habitat is not present within the subject land.
Rusty-patched Bumble Bee	Endangered	Generally inhabits a range of diverse habitats including mixed farmland, sand dunes, marshes, urban and wooded areas. It usually nests underground in abandoned rodent burrows.	Low Potential. Limited suitable associated with cultural meadow within the subject lands.

Species	ESA Status	General habitat description	Assessment for Subject Lands and Adjacent Lands
			Not observed during field surveys.
West Virginia White		Generally prefer moist, deciduous woodlands. The larvae feed only on the leaves of the two-leaved toothwort (Cardamine diphylla), which is a small, spring-blooming plant of the forest floor.	Host plant not present within or adjacent to the subject lands.
Mammals			
Eastern small-footed Myotis Little Brown Myotis Northern Myotis Tri-colour Bat Silver-haired Bat Eastern Red Bat Hoary Bat	Endangered	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius. Maternal Roosts: primarily under loose rocks on exposed rock outcrops, crevices and cliffs, and occasionally in buildings, under bridges and highway overpasses and under tree bark.	No overwintering habitat is present. Field survey has established that no suitable maternity of roosting habitat is present within the subject land.
Woodland Vole	Special Concern	Generally associated with deciduous forests in areas of soft, friable, often sandy soil beneath deep humus, where it can burrow easily.	No suitable habitat is present.
Plants			
American Chestnut	Endangered	Found in deciduous forest communities; this tree prefers arid forests with acid and sandy soils.	General habitat is present in the adjacent woodland. Not observed during field surveys.
American Columbo	Endangered	Most commonly associated with open deciduous forested slopes, thickets and clearings; grows in a variety of relatively stable habitats as well on a wide variety of soils.	General habitat is present in the adjacent woodland. Not observed during field surveys.
American Ginseng	Endangered	Grows in rich, moist, undisturbed and relatively mature deciduous woods in areas of neutral soil (such	No suitable habitat is present.

Species	ESA Status	General habitat description	Assessment for Subject Lands and Adjacent Lands
		as over limestone or marble bedrock).	
Broad Beech Fern	Special Concern	Generally inhabits shady areas of beech and maple forests where the soil is moist or wet	No suitable habitat is present.
Butternut	Endangered	Generally grows in rich, moist, and well-drained soils often found along streams. It may also be found on well-drained gravel sites, especially those made up of limestone. It is also found, though seldomly, on dry, rocky and sterile soils. In Ontario, the Butternut generally grows alone or in small groups in deciduous forests as well as in hedgerows.	Suitable habitat is present in the hedgerow within the subject land and the adjacent woodlands. Not observed during field surveys.
Cucumber Tree	Endangered	Generally grows in rich, well-drained soils in deciduous forest habitats.	Suitable abitat is present in the hedgerow within the subject land and the adjacent woodlands. Not observed during field surveys.
Eastern Flowering Dogwood	Endangered	Generally grows in deciduous and mixed forests, in the drier areas of its habitat, although it is occasionally found in slightly moist environments; Also grows around edges and hedgerows	Suitable habitat is present in the hedgerow within the subject land and the adjacent woodlands. Not observed during field surveys.
Cherry Birch	Endangered	Generally grows in moist, well drained soils, but it is also found on coarse-textured or rocky shallow soils.	No suitable habitat is not present.
Common Hop Tree		Generally grows in sandy soils in areas with a lot of natural disturbance - such as the outer edge of shoreline vegetation, sand spits, and sand points.	No suitable habitat is not present.
Round-leaved Greenbrier	Threatened	Generally grows in open moist to wet woodlands, often growing on sandy	No suitable habitat is not present.

Species	ESA Status	General habitat description	Assessment for Subject Lands and Adjacent Lands
		soils . Habitat is variable.	
White Wood Aster	Threatened	Generally grows in open, dry, deciduous forests. It has been suggested that it may benefit from some disturbance, as it often grows along trails in woodlands.	No suitable habitat is not present.
Reptiles			
Common Five-lined Skink	Endangered	Generally occur near dunes, fields, and deciduous forests. This species is generally associated with relatively open environments.	General habitat is present. No current records are known for this area of Pelham in the past few decades.
Eastern Ribbonsnake	Special Concern	Generally occur along the edges of shallow ponds, streams, marshes, swamps, or bogs bordered by dense vegetation that provides cover. Abundant exposure to sunlight is also required, and adjacent upland areas may be used for nesting.	No suitable habitat is present.
Grey Ratsnake	Endangered	Generally associated with deciduous forests, with a preference for a mosaic of forest and open habitats, such as fields and rocky outcrops.	General habitat is present. No current records are known for this area of Pelham in the past few decades.
Snapping Turtle	Special Concern	Generally inhabit shallow waters where they can hide under the soft mud and leaf litter. Nesting sites usually occur on gravely or sandy areas along streams. Snapping Turtles often take advantage of manmade structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits.	No suitable habitat is present.

Significant Wildlife Habitat (SWH) Screening – EcoRegion 7E

Significant Wildlife Habitat Type	Habitat Description	Habitat Assessment For Subject Lands and Adjacent Lands
Seasonal Concentration Areas of Animals		
Waterfowl Stopover and Staging Areas (Terrestrial)	Fields with sheet water or fields utilized by Tundra Swans during Spring (mid March to May). Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless used by Tundra Swans in the Long Point, Rondeau, Lk. St. Clair, Grand Bend and Pt. Pelee areas.	No suitable habitat is present.
Waterfowl Stopover and Staging Areas (Aquatic)	Ponds, marshes, lakes, bays, costal inlets and watercourses that are used as stopover areas during migration. These habitats typically have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water).	No suitable habitat is present.
Shorebird Migratory Stopover Area	Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. Sewage treatment ponds and storm water ponds do not qualify as a SWH	No suitable habitat is present.
Raptor Winter Area	A combination of fields and woodlands that provide roosting, foraging and resting habitat for wintering raptors. These sites need to be larger than 20 ha in size, of which at least 15 ha needs to be comprised of idle/fallow or lightly grazed field/meadow.	No suitable habitat is present.
Bat Hibernacula	Hibernacula may be found in caves, mine shafts, underground foundations and karsts.	No suitable habitat is present.
Bat Maternity Colonies	Maternity colonies can be found in tree cavities, vegetation and buildings. Deciduous and mixed forest communities with greater than 10 ha of large diameter (> 25 cm dbh) wildlife trees.	Field survey has established that no suitable maternity of roosting habitat is present within the subject land.

Significant Wildlife Habitat Type	Habitat Description	Habitat Assessment For Subject Lands and Adjacent Lands
Turtle Winter Areas	Over-wintering sites for turtles are typically in the same area as their core habitat. Waterbodies have to be deep enough to not frees and have soft mud substrates.	No suitable habitat is present.
Snake Hibernaculum	Snakes hibernate in sites located below frost lines in burrows, rock crevices and other natural locations. Rock piles, slopes, stones fences, and crumbling foundations can also be used by hibernating snakes. Areas of broken and fissures rocks can also provide access to sites below the frost line.	Field survey has established that no suitable habitat is present.
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area.	No suitable habitat is present.
Colonially - Nesting Bird Breeding Habitat Breeding Habitat (Tree/Shrubs)	Nests in live or dead standing trees in wetlands, lakes, islands and peninsulas. Shrubs and occasionally emergent vegetation may also be used.	No suitable habitat is present.
Colonially - Nesting Bird Breeding Habitat (Ground)	Nesting colonies of gulls and terns occur on rocky islands or peninsulas within a lake or larger river	No suitable habitat is present.
Migratory Butterfly Stopover Areas	Cultural meadow, savannah and thicket communities that are within 5 km of Lake Ontario, at least 10 ha in size and contain a combination of field and forest habitat	No suitable habitat is present.
Landbird Migratory Stopover Areas	Woodlots >5 ha in size and within 5 km of Lake Erie and Lake Ontario. If woodlands are rare in an area of shoreline, woodland fragments 2-5 ha can be considered for this habitat. If multiple woodlands are located along the shoreline those Woodlands <2 km from Lake Erie and Lake Ontario are more significant.	No suitable habitat is present.
Deer Yarding Areas	Deer yarding areas or winter concentration within a mixed or coniferous forest and swamp communities.	No suitable habitat is present.

Significant Wildlife Habitat Type	Habitat Description	Habitat Assessment For Subject Lands and Adjacent Lands
Deer Winter congregation Areas	Deer movement in winter months within eco-region 7E are not constrained by snow depth, however they still congregate in suitable woodlands. These woodlands will typically be larger than 100 ha in size, however woodlands smaller than 100 ha may be considered significant based on MNR assessments.	Limited potential for the adjacent woodland. Field survey has established that there is no evidence of deer congregation is occurring in the woodland.
Rare Vegetation Communities		
Cliffs and Talus Slops	A cliff is a vertical to near vertical bedrock that is greater than 3 m in height. A talus slope is rock rubble at the base of a cliff made up of coarse rocky debris.	Cliffs or talus slops are not associated with the subject lands or adjacent lands.
Sand Barren	Sand barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little to no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah.	Sand barren habitat is not associated with the subject lands or adjacent lands.
Alvar	Alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil.	Alvar habitat is not associated with the subject lands or adjacent lands.
Old Growth Forest	Old growth forests are characterized by heavy mortality or turnover of over story trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris. Stands must be 30 ha or greater in size with a minimum of 10 ha of interior habitat (interior habitat determined with a 100 m buffer).	Old growth forest habitat is not associated with the subject lands or adjacent lands.
Savannah	Savannah is a tallgrass prairie habitat that has tree cover between 20 - 60%.	Savannah habitat is not associated with the subject lands or adjacent lands.
Tallgrass Prairie	Tallgrass Prairie has ground cover that is dominated by prairie grasses. An open tallgrass prairie has less than 25% tree cover.	Tallgrass Prairie habitat is not associated with the subject lands or adjacent lands.

Significant Wildlife Habitat Type	Habitat Description	Habitat Assessment For Subject Lands and Adjacent Lands
Other Rare Vegetation Communities	Rare vegetation communities may include beaches, fens, forests, marsh, barrens, dunes and swamps, as identified in Appendix M of the Significant Wildlife Habitat Technical Guide.	Field survey has established that no rare vegetation communities are present.
Specialized Habitat for Wildlife		
Waterfowl Nesting Area	Waterfowl nesting areas are upland areas adjacent to marsh, shallow aquatic and swamp habitat. In order to be considered significant these features must extend 120 m from of a wetland in order to deter predators	Suitable habitat is not associated with the subject lands or adjacent lands.
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Nests for these species are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands or on structures over water. Osprey nests are usually at the top of a tree, while Bald Eagle nets are typically in super canopy trees.	Suitable habitat is not associated with the subject lands or adjacent lands.
Woodland Raptor Nesting Habitat	Woodland raptor habitat can be found in all natural or conifer plantation woodland/forest stands that are greater than 30 ha in size with more than 10 ha of interior forest habitat (interior habitat determined with a 200 m buffer).	Suitable habitat is not associated with the subject lands or adjacent lands.
Turtle Nesting Areas	Ideal nesting habitat for turtles are close to water and away from roads and sites that are less prone to loos of eggs by predation. These areas are often associated with exposed mineral soil (sand or gravel) areas within 100 m of a marsh, shallow aquatic, bog or fen habitat.	Turtle habitat is not associated with the subject lands or adjacent lands.
Seeps and Springs	Seeps/springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats.	Field survey has established that no seeps or springs are present.
Amphibian Breeding Habitat (Woodland)	This type of habitat is associated with the presence of a wetland, lake or pond that is within or adjacent (within 120m) of a woodland. Woodlands with permanent ponds or those contain water until mid-July are more likely to be used as breeding habitat.	Field survey has established that the ephemeral woodland pond adjacent to the subject lands supports low quality breeding habitat for the American Toad.

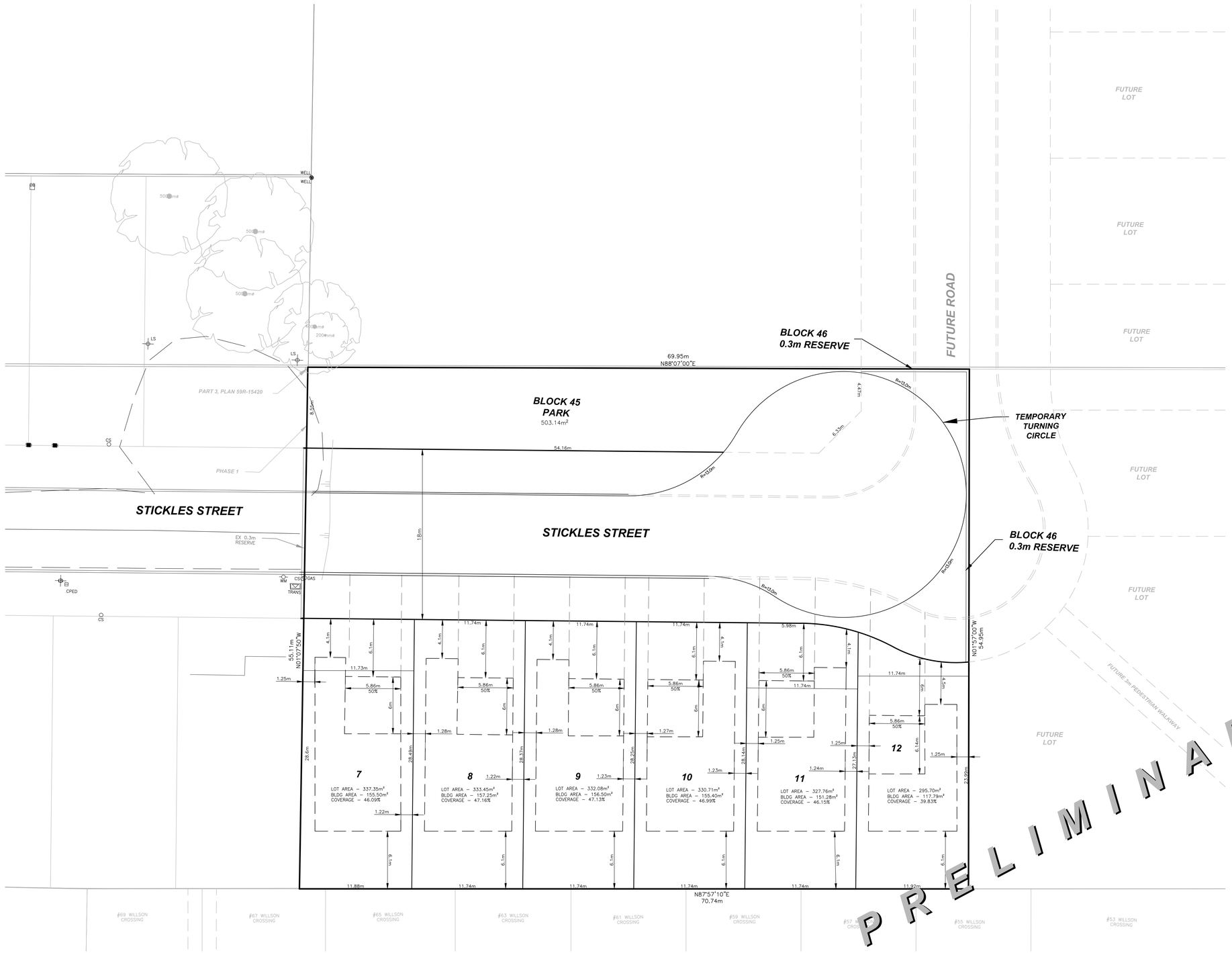
Significant Wildlife Habitat Type	Habitat Description	Habitat Assessment For Subject Lands and Adjacent Lands
		Habitat does not meet the criteria to be considered SWH.
Amphibian Breeding Habitat (Wetlands)	Wetlands and pools that are greater than 500 m^2 and are isolated from woodlands (greater than 120 m)	Suitable habitat is not associated with the subject lands or adjacent lands.
Marsh Bird Breeding Habitat	This type of habitat occurs in wetlands with shallow water and emergent aquatic vegetation present	Suitable habitat is not associated with the subject lands or adjacent lands.
Woodland Area-Sensitive Bird Breeding Habitat	Habitats where interior forest breeding birds are breeding. These forests are typically larger mature forest stands or woodlands that are greater than 30 ha in size (interior habitat determined with a 200 m buffer).	Suitable habitat is not associated with the subject lands or adjacent lands.
Open Country Bird Breeding Habitat	This type of habitat occurs in larger grassland areas (including natural and cultural fields and meadows) that are greater than 30 ha in size. Grasslands that are being actively used for farming (i.e. row cropping, intensive hay, livestock pasturing in the last 5 years) typically do not provide ideal habitat for open country bird species.	Suitable habitat is not associated with the subject lands or adjacent lands.
Shrub/Early Successional Bird Breeding Habitat	This type of habitat occurs in large field areas succeeding to shrub and thicket habitats that are greater than 10 ha in size.	Suitable habitat is not associated with the subject lands or adjacent lands.
Terrestrial Crayfish	This type of habitat occurs in meadows and edge of shallow marshes.	Suitable habitat is not associated with the subject lands or adjacent lands.

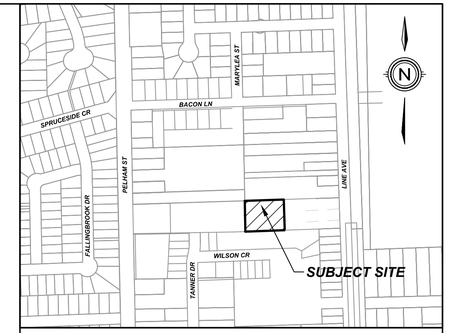
Significant Wildlife Habitat Type	Habitat Description	Habitat Assessment For Subject Lands and Adjacent Lands
Special Concern and Rare Wildlife Species	This type of habitat occurs wherever special concern and provincially rare (S1, S2, S3 and SH) plant and animal species occur.	Field surveys have established that no species of special concern or listed as S1 S2, or S3 occur within or adjacent to the subject lands.
Animal Movement Corridors		
Amphibian Movement Corridors	This habitat consists of movement corridors between breeding habitat and summer habitat. Corridors may be found in all ecosystems associated with water.	No corridor habitat is present within or adjacent to the subject lands.

Appendix E

Draft Plan of Subdivision

TANNER EXTENSION PHASE 2
TOWN OF PELHAM





KEY PLAN
N.T.S.

CONCEPT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 177, GEOGRAPHIC TOWNSHIP OF THOROLD, TOWN OF PELHAM, REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

PROVISION	ZONING (R2)	PROVIDED
MIN. LOT FRONTAGE	12m INTERIOR, 15m CORNER	11.74m (INTERIOR)
MIN LOT AREA	360m²	295.70m² (LOT 12)
MIN. FRONT YARD	3.0m EXCEPT 6.0m WHERE THERE IS AN ATTACHED GARAGE	4.1m to dwelling 6.1m to garage
MAX. FRONT YARD	6.0m	6.0m
MIN. INTERIOR SIDE YARD	1.2m	1.25m
MIN CORNER SIDE YARD	3.0m	N/A
MIN REAR YARD	7.5m	6.1m
MAX. BUILDING HEIGHT	12.0m	TBD
MAX LOT COVERAGE	50%	47.16% (LOT 8)
DRIVEWAY REGULATIONS SECTION 4.1.4.3	a) IN ANY ZONE WHERE A DWELLING IS PERMITTED, THE MAX DRIVEWAY WIDTH SHALL BE 6m OR 50% OF THE FRONTAGE, WHICHEVER IS LESS FOR THE ENTIRE LENGTH OF THE DRIVEWAY	5.86m

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 7-12	6	0.196	50.65
PARK	BLOCK 45		0.050	12.92
0.3m RESERVE	BLOCK 46		0.001	0.26
ROADWAY			0.140	36.17
TOTAL			0.387	100.00

DEVELOPABLE AREA = 0.387ha
DEVELOPABLE DENSITY = 15.50 units/ha

#	REVISION	DATE	INIT
.	.	.	.
.	.	.	.
0	ISSUED FOR REVIEW	2025-10-01	TA

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

CONCEPT PLAN OF SUBDIVISION

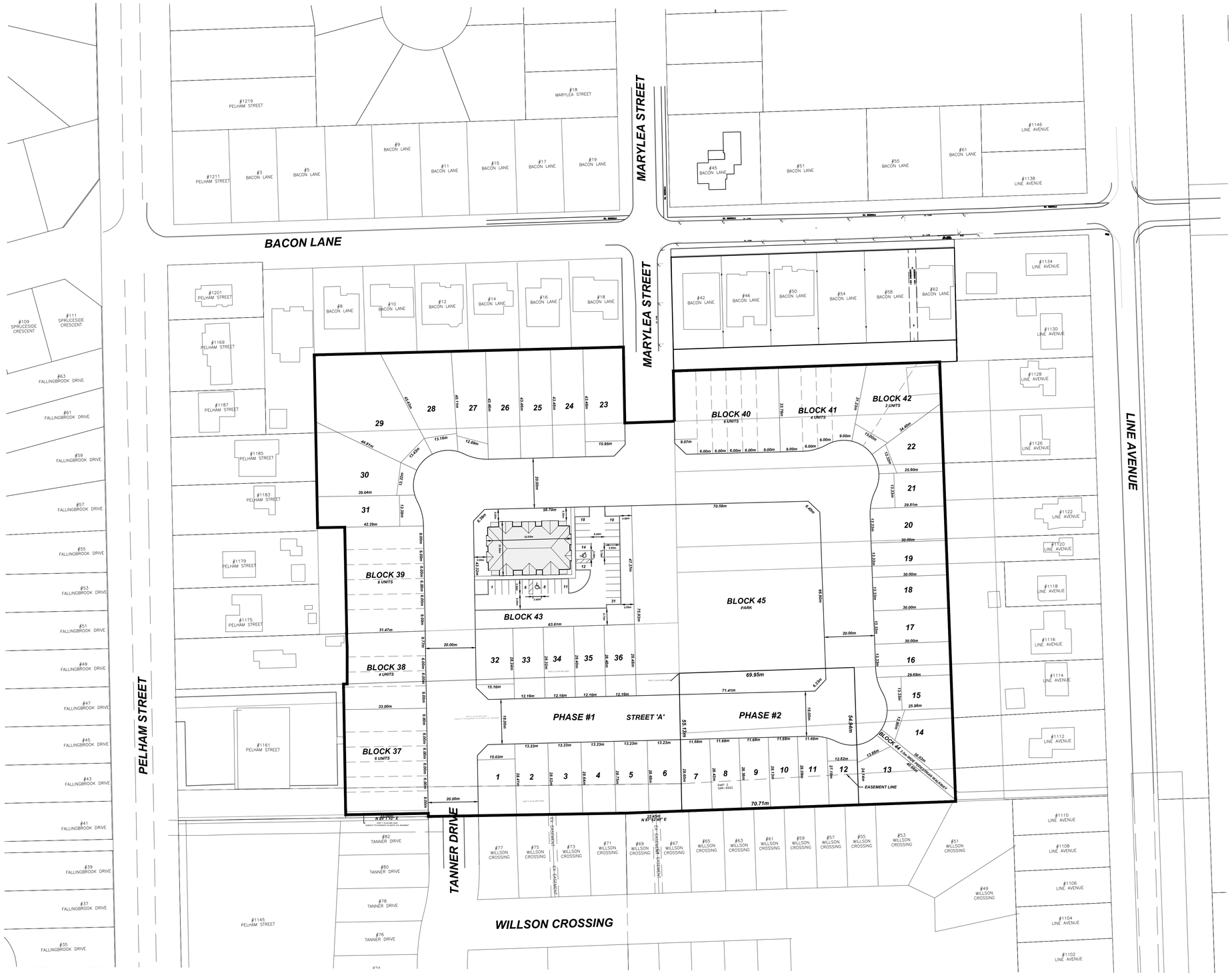
DRAFTING	TA
DATE	OCTOBER 1, 2025
PRINTED	OCTOBER 1, 2025
SCALE	1:200
DWG No.	17147-CP
REV	0

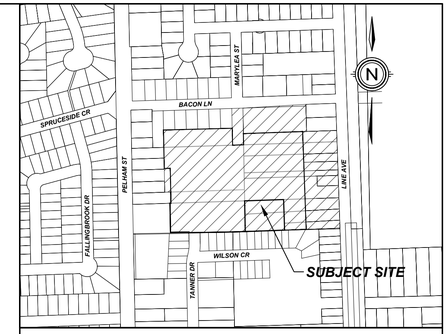
PRELIMINARY

DRAWING FILE: F:\17147\Planning\17147-TANNER EXT.dwg PLOTTED: Oct 01, 2025 - 9:00am PLOTTED BY: TAllen

TANNER EXTENSION (1611 SOUTH PELHAM)

TOWN OF PELHAM





KEY PLAN
N.T.S.

CONCEPT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

LOT #
MUNICIPALITY
REGION

REQUIRED	PROVIDED
APARTMENT DWELLING 1 SPACE PER UNIT + 1 SPACE FOR EVERY 2 UNITS FOR VISITOR = 30 SPACES	31 SPACES

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1–36	36	1.6851	38.5
STREET TOWNS	BLOCK 37–41	26	0.6061	14
SEMIS	BLOCK 42	2	0.0949	2
APARTMENT	BLOCK 43	20	0.3018	7
PARK	BLOCK 45		0.5712	13
R.O.W			1.1063	25
PEDESTRIAN WALKWAY	BLOCK 44		0.0118	0.5
TOTAL		84	4.3805	100.00

DEVELOPABLE AREA = 4.3805ha
DEVELOPABLE DENSITY = 19.17units/ha

.	.	.	.
.	.	.	.
0	ISSUED FOR REVIEW		
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

CONCEPT PLAN OF SUBDIVISION

DRAFTING	JO
DATE	AUGUST 2, 2022
PRINTED	AUGUST 2, 2022
SCALE	1:750
DWG No.	REV
17147-CP4	**0**

DRAWING FILE: F:\17147\Planning\17147_Tanner Extension_PH2_1611 South Pelham_2022.08.02.JO.dwg PLOTTED: Aug 02, 2022 – 10:00am PLOTTED BY: jouellet

BEACON ENVIRONMENTAL

Appendix F

Field Survey Sheets

Amphibian Data Form

BEACON ENVIRONMENTAL

Visit Information

Project Name: Tanner DR	Project #: 225130
Observer Name: SM	Visit #: 1
Date: April 24, 2025	Cloud Cover (%): 0
Temperature (°C): 17	Beaufort Wind Scale (0-6):

Precipitation (check one): ☒ None/Dry ☐ Damp/Haze/Fog ☐ Drizzle ☐ Rain

Call Level Codes

Code 1: Calls not simultaneous, number of individuals can be accurately counted.

Code 2: Some calls simultaneous, number of individuals can be reliably estimated.

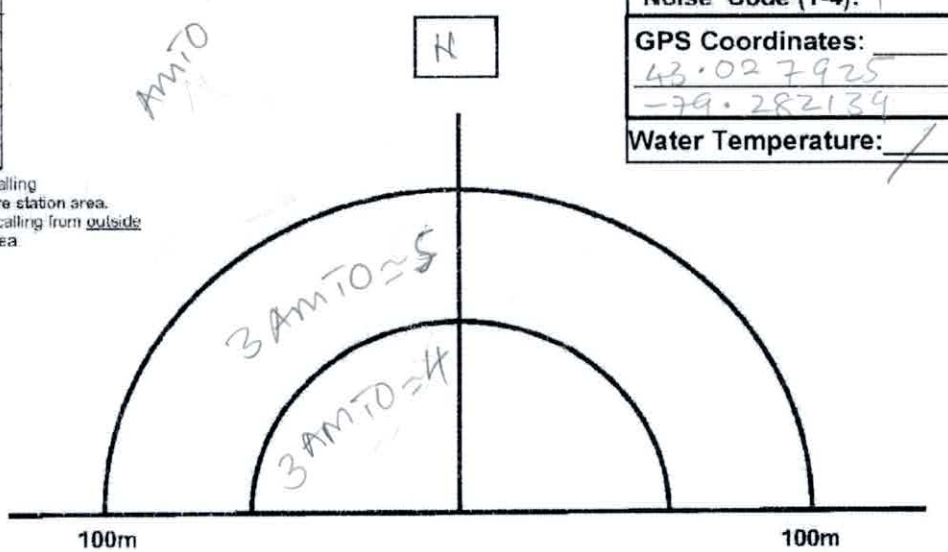
Code 3: Full chorus, call continuous and overlapping, number of individuals cannot be reliably estimated.

Species	In*	Out**
AMTO	✓	✓
BCFR		
BULL		
CHFR		
CGTR		
FOTO		
GRTR		
GRFR		
MIFR		
NLFR		
PIFR		
SPPE		
WOFR		

* Check if species is calling from inside 100-metre station area.
** Check if species is calling from outside 100-metre station area.

Station 1

Station Start Time (24 hr):	11:36
Background Noise Code (1-4):	1
GPS Coordinates:	43.027925 -79.282139
Water Temperature:	



Amphibian Data Form

BEACON ENVIRONMENTAL

Visit Information

Project Name: Tanner Drive
Project #: 225130
Observer Name: Said Mohamed
Visit #: 2
Date: May 30, 2025
Cloud Cover (%):
Temperature (°C): 15°
Beaufort Wind Scale (0-6): 0
Precipitation (check one): ☒ None/Dry ☐ Damp/Haze/Fog ☐ Drizzle ☐ Rain

Call Level Codes

Code 1: Calls not simultaneous, number of individuals can be accurately counted.

Code 2: Some calls simultaneous, number of individuals can be reliably estimated.

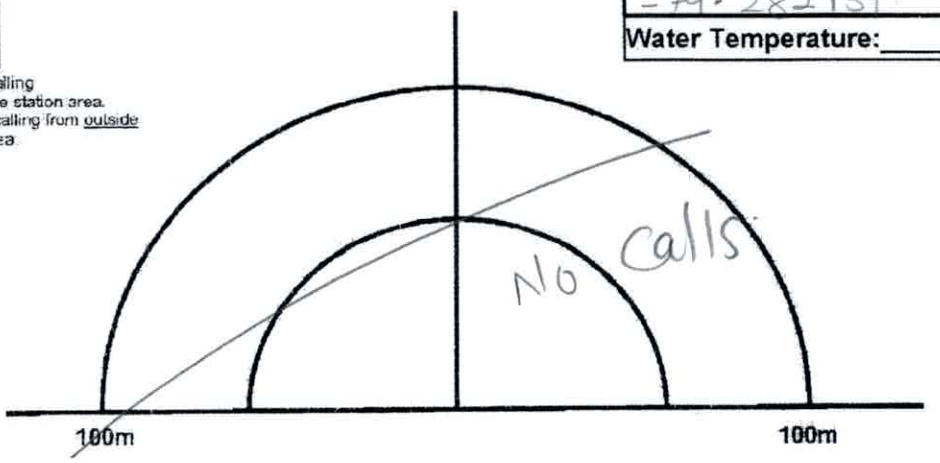
Code 3: Full chorus, call continuous and overlapping, number of individuals cannot be reliably estimated.

Species	In*	Out**
AMTO		
BCFR		
BULL		
CHFR		
CGTR		
FOTO		
GRTR		
GRFR		
MIFR		
NLFR		
PIFR		
SPPE		
WOFR		

* Check if species is calling from inside 100-metre station area.
** Check if species is calling from outside 100-metre station area.

Station 1

Station Start Time (24 hr):	21:15
Background Noise Code (1-4):	3
GPS Coordinates:	43.027925 -79.282139
Water Temperature:	



Amphibian Data Form

BEACON ENVIRONMENTAL

Visit Information

Project Name: Tanner Drive | Project #: 225117

Observer Name: S. Mohamed | Visit #: 3

Date: June 19, 2025 | Cloud Cover (%): 10

Temperature (°C): 17 | Beaufort Wind Scale (0-6): 2

Precipitation (check one): ☒ None/Dry ☐ Damp/Haze/Fog ☐ Drizzle ☐ Rain

Call Level Codes

Code 1: Calls not simultaneous, number of individuals can be accurately counted.

Code 2: Some calls simultaneous, number of individuals can be reliably estimated.

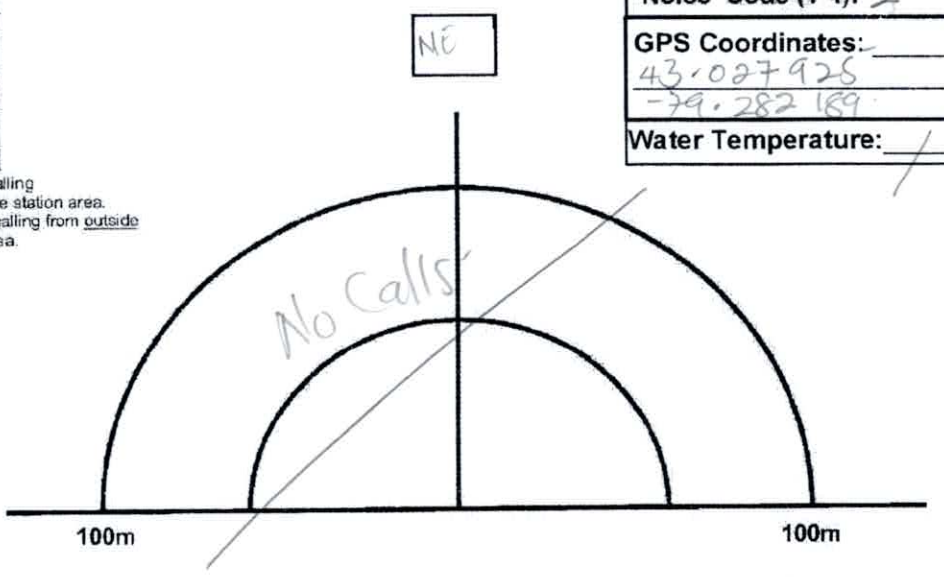
Code 3: Full chorus, call continuous and overlapping, number of individuals cannot be reliably estimated.

Species	In*	Out**
AMTO		
BCFR		
BULL		
CHFR		
CGTR		
FOTO		
GRTR		
GRFR		
MIFR		
NLFR		
PIFR		
SPPE		
WOFR		

* Check if species is calling from inside 100-metre station area.
** Check if species is calling from outside 100-metre station area.

Station 1

Station Start Time (24 hr):	21:36
Background Noise Code (1-4):	2
GPS Coordinates:	43.027925 -79.282189
Water Temperature:	



Beacon Environmental Project # 225130 Vegetation – Spring Survey

ELC COMMUNITY DESCRIPTION & CLASSIFICATION

SITE: Tanner Drive		POLYGON:	
SURVEYOR(S): SM	DATE: 25/05/06	TIME start	
		finish	
UTMZ:	UTME:	UTMN:	

POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
G TERRESTRIAL G WETLAND G AQUATIC	G ORGANIC G MINERAL SOIL G PARENT MIN. G ACIDIC BEDRK G BASIC BEDRK G CARB. BEDRK	G LACUSTRINE G RIVERINE G BOTTOMLAND G TERRACE G VALLEY SLOPE G TABLELAND G ROLL UPLAND G CLIFF G TALUS G CREVICE / CAVE G ALVAR G ROCKLAND G BEACH / BAR G SAND DUNE G BLUFF	G NATURAL G CULTURAL	G PLANKTON G SUBMERGED G FLOATING-LVD. G GRAMINOID G FORB G LICHEN G BRYOPHYTE G DECIDUOUS G CONIFEROUS G MIXED	G LAKE G POND G RIVER G STREAM G MARSH G SWAMP G FEN G BOG G BARREN G MEADOW G PRAIRIE G THICKET G SAVANNAH G WOODLAND G FOREST G PLANTATION
SITE G OPEN WATER G SHALLOW WATER G SURFICIAL DEP. G BEDROCK			**COVER** G OPEN G SHRUB G TREED		

STAND DESCRIPTION:

	LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (up to 4 sp) (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1	CANOPY			
2	SUB-CANOPY			
3	UNDERSTOREY			
4	GRD. LAYER			

HT CODES: 1 = >25 m 2 = 10<HT≤25 m 3 = 2<HT≤10 m 4 = 1<HT≤2 m 5 = 0.5<HT≤1 m 6 = 0.2<HT≤0.5 m 7 = HT<0.2 m

CVR CODES 0= NONE 1= 0% < CVR ≤ 10% 2= 10 < CVR ≤ 25% 3= 25 < CVR ≤ 60% 4= CVR > 60%

STAND COMPOSITION:	BA:

SIZE CLASS ANALYSIS:		< 10		10 - 24		25 - 50		> 50
STANDING SNAGS:		< 10		10 - 24		25 - 50		> 50
DEADFALL / LOGS:		< 10		10 - 24		25 - 50		> 50

ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT

COMM. AGE		PIONEER		YOUNG		MID-AGE		MATURE		OLD GROWTH

SOIL ANALYSIS:

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G=
MOISTURE:	DEPTH OF ORGANICS:		(cm)
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK:		(cm)

COMMUNITY CLASSIFICATION: ELC CODE

COMMUNITY CLASS:		
COMMUNITY SERIES:		
ECOSITE:		
VEGETATION TYPE:		
INCLUSION		
COMPLEX		

Notes:

ELC PLANT SPECIES LIST

SITE: Tanner Drive	
POLYGON:	
DATE: May 06, 2025	
SURVEYOR(S):	

LAYERS: 1 = CANOPY 2 = SUB-CANOPY 3 = UNDERSTOREY 4 = GROUND (GRD.) LAYER

ABUNDANCE CODES: R = RARE O = OCCASIONAL A = ABUNDANT D = DOMINANT

SPECIES CODE	LAYER 1	2			COL.
C. Dandelion				O	
Hybrid Clover				O	
English Ivy				O	
Garlic Mustard				R	
RANARBC				O	
Yellow iris				A	
GERAROB				R	
ARISTRI				R	
Orange Day Lily				R	
Yellow Archangel				O	
Field Mustard				R	
GLECHED				R	
BRASNIG				C	
NOTE: Other species noted					
SOLALT				R	
SYMPLAN				R	
GIRARGP				A	

SPECIES CODE	LAYER 1	2	3	4	COL.

Beacon Environmental Project # 225130

ELC COMMUNITY DESCRIPTION & CLASSIFICATION	SITE:		POLYGON:
	SURVEYOR(S): S. Mohamed	DATE:	TIME: start / finish
	UTMZ:	UTME:	UTMN:

POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
G TERRESTRIAL G WETLAND G AQUATIC	G ORGANIC G MINERAL SOIL G PARENT MIN. G ACIDIC BEDRK. G BASIC BEDRK. G CARB. BEDRK.	G LACUSTRINE G RIVERINE G BOTTOMLAND G TERRACE G VALLEY SLOPE G TABLELAND G ROLL. UPLAND G CLIFF G TALUS G CREVICE / CAVE G ALVAR G ROCKLAND G BEACH / BAR G SAND DUNE G BLUFF	G NATURAL G CULTURAL	G PLANKTON G SUBMERGED G FLOATING-LVD. G GRAMINOID G FORB G LICHEN G BRYOPHYTE G DECIDUOUS G CONIFEROUS G MIXED	G LAKE G POND G RIVER G STREAM G MARSH G SWAMP G FEN G BOG G BARREN G MEADOW G PRAIRIE G THICKET G SAVANNAH G WOODLAND G FOREST G PLANTATION

SITE	COVER
G OPEN WATER G SHALLOW WATER G SURFICIAL DEP. G BEDROCK	G OPEN G SHRUB G TREED

STAND DESCRIPTION:

	LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (up to 4 sp) (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1	CANOPY			
2	SUB-CANOPY			
3	UNDERSTOREY			
4	GRD. LAYER			LOLIPER > DACTGLO > TRIFHYB

HT CODES: 1 = >25 m 2 = 10<HT≤25 m 3 = 2<HT≤10 m 4 = 1<HT≤2 m 5 = 0.5<HT≤1 m 6 = 0.2<HT≤0.5 m 7 = HT<0.2 m

CVR CODES 0= NONE 1= 0% < CVR ≤ 10% 2= 10 < CVR ≤ 25% 3= 25 < CVR ≤ 60% 4= CVR > 60%

STAND COMPOSITION:	BA:

SIZE CLASS ANALYSIS:	< 10	10 - 24	25 - 50	> 50
STANDING SNAGS:	< 10	10 - 24	25 - 50	> 50
DEADFALL / LOGS:	< 10	10 - 24	25 - 50	> 50

ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT

COMM. AGE	PIONEER	YOUNG	MID-AGE	MATURE	OLD GROWTH

SOIL ANALYSIS:

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G=
MOISTURE:	DEPTH OF ORGANICS:		(cm)
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK:		(cm)

COMMUNITY CLASSIFICATION:

		ELC CODE
COMMUNITY CLASS:		
COMMUNITY SERIES:		
ECOSITE:		
VEGETATION TYPE:	Cultural Mineral Meadow	CUM1
INCLUSION		
COMPLEX		

Notes:

ELC PLANT SPECIES LIST	SITE: Tanner Dr
	POLYGON: 1
	DATE: July 02, 2025
	SURVEYOR(S):

LAYERS: 1 = CANOPY 2 = SUB-CANOPY 3 = UNDERSTOREY 4 = GROUND (GRD.) LAYER

ABUNDANCE CODES: R = RARE O = OCCASIONAL A = ABUNDANT D = DOMINANT

SPECIES CODE	LAYER 1	2	3	4	COL.
ONOSEN				R	
LOLIPER				A	
RANUACR				O	
TRIFHYB				A	
DACTGLO				O	
PHALARU				O	
APOCAND				R	
PLANMAJ				R	
VERVELCAT				R	
POTEREC				R	
ERIGPHI				R	
TARAOFF				R	
VITIRID				R	
POACOM				R	
Curly Dock				R	
Redtop				R	
Pi-Loosestr				R	
MEDILUP				R	
TRIFPRA				R	
TRIF				R	
CORNRAC				R	
CARELUO				R	
DAUCCAR				R	
PLANLAN					
FRAX PEN			R		
EUPAPER				R	
SYMPLAN				R	
SCIRATRO				R	
EUTHGRA				R	
Tall Fescue				R	
LYCOAME				R	

SPECIES CODE	LAYER 1	2	3	4	COL.
RHAM CAT				R	
FRANALNI			R	R	
Quack Grass				R	
Mouse ear chick				R	
CIRSVUL				R	
VICICRA				R	
PRUNVUL				R	
O. clover sp.				R	
CAREVUL				R	
C. Ragweed				R	
DIRMAC				R	
SOLIALT				O	
CAREGRA				R	
GERARO "B"				R	
JUNCEFF				R	
ASCLSYR				R	
PARTVIT				R	
OXALSTR				R	

Beacon Environmental Project # 225130

ELC COMMUNITY DESCRIPTION & CLASSIFICATION	SITE: Tanner Drive		POLYGON:
	SURVEYOR(S):	DATE:	TIME: start / finish
	UTMZ:	UTME:	UTMN:

POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
G TERRESTRIAL G WETLAND G AQUATIC	G ORGANIC G MINERAL SOIL G PARENT MIN. G ACIDIC BEDRK. G BASIC BEDRK. G CARB. BEDRK.	G LACUSTRINE G RIVERINE G BOTTOMLAND G TERRACE G VALLEY SLOPE G TABLELAND G ROLL. UPLAND G CLIFF G TALUS G CREVICE / CAVE G ALVAR G ROCKLAND G BEACH / BAR G SAND DUNE G BLUFF	G NATURAL G CULTURAL	G PLANKTON G SUBMERGED G FLOATING-LVD. G GRAMINOID G FORB G LICHEN G BRYOPHYTE G DECIDUOUS G CONIFEROUS G MIXED	G LAKE G POND G RIVER G STREAM G MARSH G SWAMP G FEN G BOG G BARREN G MEADOW G PRAIRIE G THICKET G SAVANNAH G WOODLAND G FOREST G PLANTATION
SITE			**COVER**		
G OPEN WATER G SHALLOW WATER G SURFICIAL DEP. G BEDROCK			G OPEN G SHRUB G TREED		

STAND DESCRIPTION:

	LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (up to 4 sp) (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1	CANOPY	3	1	POPUGRA > TILIAME >> QUERRUB
2	SUB-CANOPY	3	1	" "
3	UNDERSTOREY			— —
4	GRD. LAYER	2	1	English Ivy > ALLIPET

HT CODES: 1 = >25 m 2 = 10<HT≤25 m 3 = 2<HT≤10 m 4 = 1<HT≤2 m 5 = 0.5<HT≤1 m 6 = 0.2<HT≤0.5 m 7 = HT<0.2 m

CVR CODES 0= NONE 1= 0% < CVR ≤ 10% 2= 10 < CVR ≤ 25% 3= 25 < CVR ≤ 60% 4= CVR > 60%

STAND COMPOSITION:	BA:

SIZE CLASS ANALYSIS:		< 10		10 - 24		25 - 50		> 50
STANDING SNAGS:		< 10		10 - 24		25 - 50		> 50
DEADFALL / LOGS:		< 10		10 - 24		25 - 50		> 50

ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT

COMM. AGE:		PIONEER		YOUNG		MID-AGE		MATURE		OLD GROWTH

SOIL ANALYSIS:

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G=
MOISTURE:	DEPTH OF ORGANICS:		(cm)
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK:		(cm)

COMMUNITY CLASSIFICATION:

		ELC CODE
COMMUNITY CLASS:		
COMMUNITY SERIES:		
ECOSITE:		
VEGETATION TYPE:	Largetooth Aspen -	HW
INCLUSION		
COMPLEX		

Notes:

ELC PLANT SPECIES LIST	SITE: Tanner Dr
	POLYGON: 2
	DATE: July 02, 2025
	SURVEYOR(S):

LAYERS: 1 = CANOPY 2 = SUB-CANOPY 3 = UNDERSTOREY 4 = GROUND (GRD.) LAYER

ABUNDANCE CODES: R = RARE O = OCCASIONAL A = ABUNDANT D = DOMINANT

SPECIES CODE	LAYER 1	2	3	4	COL.
POPUGRA	A	A			
Basswood	R	R			
CORNRAC				R	
SULIAH				O	
RHUSTYP				R	
English Ivy				A	
VITIRIP				R	
PLANLAN				R	
CIRCLUT				R	
ALLIPET				O	
False Nettle				R	
BRASNIG				R	
Path Rush				R	
Asian Bittersweet				R	
OXALSTR				R	
C-St. J.-Wort				R	
ULMUAME	O	O		R	
QUERRUB	R				
FRAXAMA				R	
LONCE?				R	

SPECIES CODE	LAYER 1	2	3	4	COL.

Breeding Bird Survey Summary Form

Surveyor Name: RON HUIZER Date (use letters for mos.): JUNE 2/25

Project Name: TANNER DR Project #: 225130

Time of Survey (start and finish): 8:50 - 9:20 AM

Weather (approx. temp., cloud cover, wind, precipitation): 19°C / 3/8 / 0-1

Random Walk ✓ Point Count

Observations

ROBIN
CARDINAL
GRACKLE
SONG SP
R-W B-BIRD
DOVE
CATBIRD
B-ORIOLE
CAROLINA WREN
HOUSE SP
WARBLING VIREO
GOLDFINCH
KING BIRD
BLUE JAY

Breeding Bird Survey Summary Form

Surveyor Name: Rob Huizer Date (use letters for mos.): June 13/25

Project Name: TANNER DRIVE Project #: 225130

Time of Survey (start and finish): 7:23 – 8:05 AM

Weather (approx. temp., cloud cover, wind, precipitation): 17°C, 0%, 0-1, N/A

Random Walk ✓ Point Count

Observations

Gold finch
Dove
Blue Jay
STARLING
Kings Bird
Robin
B-ORIOLE
R-B-GROSSBeak
W-VERIO
RV CAT BIRD
CARDINAL
Song Sp
R-W-B-BIRD
Chipping Sp
DOVE
CRAKeC

Breeding Bird Survey Summary Form

Surveyor Name: RON HUIZER Date (use letters for mos.): JUNE 30/25

Project Name: TANNER DRIVE Project #: 225130

Time of Survey (start and finish): 8:16 – 8:48

Weather (approx. temp., cloud cover, wind, precipitation): 18°C, 4/8, 0-1, NA

Random Walk ✓ Point Count

Observations

SONG SP
R-W-B- BIRD
CAROLINA WREN
CRANE
ROBIN
KING BIRD
DOVE
CAT BIRD
GOLDFINCH
CHIPPING SP.
HOUSE WREN
BLUE JAY
B-CRICKET
W-VIREO
CARDINAL
CROW
HOUSE SP