



Part Lots 27 & 28, Concession 5

Development Assessment Report

Project Location:

Part Lots 27 & 28, Concession 5, Lucan-Biddulph, ON

Prepared for:

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1.0 INTRODUCTION

MTE has been retained by Gilrad Developments Inc. (the 'Proponent') to complete a Development Assessment Report (DAR) in support of an Official Plan Amendment (OPA) to expand the Town of Lucan Settlement Area Boundary for Part Lots 27 & 28, Concession 5 (**Figure 1**), herein referred to as the 'Subject Lands'. The municipal addresses are 34190 and 34122 Saintsbury Line. The 120 m surrounding area of the Subject Lands is referred to as the 'Study Area'.

The Subject Lands are approximately 45 ha in size and consist mainly of agricultural lands with a portion of woodland. The surrounding area consists of agricultural lands, a residential area and woodland.

Key natural heritage features identified within the Study Area include the woodland community in the eastern portion. Through the DAR, known natural heritage features and/or functions protected under federal, provincial or municipal policy will be delineated to identify constraints to development opportunities. Where relevant, MTE will outline next steps required to support future development applications and anticipated permitting from relevant regulatory authorities.

1.1 Land Use Designations

As per Schedule A of the *Township of Lucan Biddulph Official Plan* (2024), the entirety of the Subject Lands is designated as Agricultural (**Figure 2**). Permitted uses within areas designated as Agricultural are defined in Section 3.1.1.1 of the *Township of Lucan Biddulph Official Plan* (2024).

Schedule A of the *County of Middlesex Official Plan* (2023) also identifies the entirety of the Subject Lands as Agricultural Areas. Permitted uses within areas designated as Agricultural Areas are defined within 3.3 of the *County of Middlesex Official Plan* (2023).

1.2 Zoning By-Law Designations

The *Township of Lucan Biddulph Zoning By-Law* (No. 100-2003) is the administered and in-force Zoning By-law applied to the Subject Lands. As per the Zoning By-Law, the Subject Lands is designated as General Agricultural (A1) and Future Residential (FR-4) (**Figure 3**).

2.0 DESKTOP REVIEW

2.1 Designated Natural Heritage Features

Natural heritage features and functions identified within the Study Area have been evaluated through a review of the Natural Heritage Information Centre (NHIC) online database (2026) Schedule C of the *Township of Lucan Biddulph Official Plan* (2024) and Schedule C of the *County of Middlesex Official Plan* (2023).

As per Schedule C of the *County of Middlesex Official Plan* (2023), the eastern portion of the Subject Lands is mapped as Natural Heritage System.

As per Schedule C of the *Township of Lucan Biddulph Official Plan* (2024), the woodland in the eastern portion of the Study Area is mapped as Natural Areas (**Figure 4**).

As per Section 3.1.3.1 of the *Township of Lucan Biddulph Official Plan*, "Wetlands, fish habitat, woodlands, valley lands, wildlife habitat including in particular habitat of endangered and threatened species and areas of natural and scientific interest warrant protection for their

ecological and social values as well as for their contribution to the natural landscape of the Township. They will be protected, wherever possible, from incompatible development and from activities, which would undermine their integrity."

As per Section 3.1.3.2, any proposed development or site alteration within a Natural Areas feature *"may be permitted subject to the uses permitted in the affected land use designation and a 'Development Assessment Report' (DAR)."*

NHIC mapping identified the woodland feature as Woodland. No other natural heritage features were identified within the Subject Lands through the *County of Middlesex Official Plan (2023)*, *Township of Lucan Biddulph Official Plan (2024)* or the NHIC database (2026).

Woodlands identified within the Study Area are further discussed in Section 4.0, below.

2.2 Ausable Bayfield Conservation Authority

The Ausable Bayfield Conservation Authority (ABCA) administers the Prohibited Activities, Exemptions and Permits regulation, under *Ontario Regulation 41/42* pursuant to Section 28 of the *Conservation Authorities Act, 1990* as amended June 2024. Areas within the jurisdiction of the authority are delineated within the "Regulation Limit" and the Authority may grant permission for the development within the Regulation Limit where it has been demonstrated that satisfactory controls will be implemented. Conservation Authorities no longer provide comment on natural heritage considerations as guided by the *Conservation Authorities Act*.

As per ABCA regulation mapping, the Study Area is not located within the ABCA regulated area (**Figure 5**).

2.3 Species Records

Species listed as Endangered or Threatened on the Protected Species Ontario (PSO) list are legally protected from harm or harassment and their associated habitats are protected from damage or destruction, as per the *Species Conservation Act (SCA (2025))*. Species of Conservation Concern (SOCC) include those species listed as Special Concern as well as provincially rare species (i.e., ranked S1 to S3). Provincial conservation status rankings are established by the NHIC based on the number of occurrences in Ontario and are defined as follows:

- S1: critically imperiled; often fewer than 5 occurrences;
- S2: imperiled; often fewer than 20 occurrences;
- S3: vulnerable; often fewer than 80 occurrences;
- S4: apparently secure;
- S5: secure; and
- S?: unranked, or, if following a ranking, rank uncertain (e.g., S3?).

Provincial status rankings do not provide an indication of regional abundance or rarity (i.e., species uncommon in the province may still be locally abundant in some regions).

The NHIC database (2026) was reviewed for records of provincially significant species and/or habitats occurring within the Study Area. Occurrence data is provided for 1 km² area squares, with three squares (17MH6783, 17MH6782 and 17MH6882) overlapping a portion of the Study Area. The Ontario Breeding Bird Atlas (OBBA; 2001-2005 occurrence data) and Ontario Reptile and Amphibians Atlas (ORAA) contain detailed information regarding the distribution of bird and

reptile species in Ontario. Data is presented on 100 km² area blocks, with one data square (17MH68) overlapping the Study Area. Online citizen science sources (i.e., iNaturalist and eBird) were also reviewed to identify protected species and SOCC that have the potential to occur within the Study Area.

Critical habitat and distribution data for aquatic species was reviewed through the Fisheries and Oceans Canada (DFO) aquatic SAR mapping (2026). No aquatic threatened or endangered species are mapped; however, the mapped watercourse immediately northeast of the Subject Lands is identified as habitat for Northern Sunfish, a species of Special Concern. However, this drainage feature is mapped as a closed feature within the extent of the Study Area.

Table 1 and Table 2 provide a list of species with potential to occur within the Study Area based on background records and available habitat. As species records only provide general occurrence data, species presence or absence on the site shall be subject to the availability of suitable habitat. Additional SAR with the potential to occur within the Study Area include at-risk Bat species, American Badger (*Taxidea taxus* – END), and Butternut (*Juglans cinerea* – END). These species are not well represented within background information sources and will therefore be considered on a site-specific basis where suitable habitat is present. A complete screening of potential SAR is provided in **Appendix A**.

Table 2. Protected Species Occurrence Data Review

Common Name	Scientific Name	S-Rank	PSO Status	SARA Status
American Chestnut	<i>Castanea dentata</i>	S1S2	END	END
Butternut	<i>Juglans cinerea</i>	S2?	END	END
Heart-leaved Plantain	<i>Plantago cordata</i>	S1	END	END
Barn Swallow	<i>Hirundo rustica</i>	S5B	-	THR
Wood Thrush	<i>Hylocichla mustelina</i>	S4B	-	THR
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	S3	END	-
Eastern Red Bat	<i>Lasiurus borealis</i>	S3	END	-
Northern Hoary Bat	<i>Lasiurus cinereus</i>	S3	END	-
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	-
Little Brown Myotis	<i>Myotis lucifugus</i>	S3	END	END
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	END
Tricolored Bat	<i>Perimyotis subflavus</i>	S3?	END	END

Table 3: Species of Conservation Concern Occurrence Data Review

Common Name	Scientific Name	S-Rank	Status
Eastern Wood-Pewee	<i>Contopus virens</i>	S4B	SC

3.0 FIELD REVIEW

3.1 Existing Vegetation

To verify the results of the desktop review and SAR screening as well as identify potential Significant Wildlife Habitat (SWH), a preliminary site visit was completed on April 28, 2026. A preliminary assessment of existing vegetation communities was completed, and communities were characterized through Ecological Land Classification (ELC) completed to the finest level of resolution (i.e., Vegetation Community Type) in accordance with the sampling protocols outlined in the Ecological Land Classification for Southern Ontario (Lee et al., 1998) manual. Candidate species habitat has been evaluated in accordance with ELC Ecosite Codes and habitat criteria defined within the Criteria Schedules for Ecoregion 7E (MNR 2015) to identify potential protection areas. Not all sites identified as candidate habitat will be protected due to habitat limitations and based on minimum standards for habitat quality and sustainability.

A total of four (4) vegetation communities are present within the Subject Lands (**Figure 6**). The four vegetation communities consist of a Silver Maple Mineral Deciduous Swamp (Community 1, SWD3-2), a Mineral Cultural Woodland (Community 2, CUW1), Dry-Fresh Sugar Maple – Oak Deciduous (Community 3, FOD5-3) and Dry-Fresh Sugar Maple-Basswood Deciduous (Community 4, FOD5-6). Agricultural areas and a residential area are also located within the Study Area.

Community 1 (SWD3-2) is dominated by Silver Maple (*Acer saccharinum*) and the dominant understory consists of Red Osier Dogwood (*Cornus sericea*). Standing water was noted to be present within this community.

Community 2 (CUW1) has a canopy layer consisting of Crab Apple (*Malus*) species. This community also consists of sparse numbers of Black Cherry (*Prunus serotina*) and deceased White Ash (*Fraxinus americana*).

Community 3 (FOD5-3) is an intact, mature Sugar Maple (*Acer saccharum*) and White Oak (*Quercus alba*) dominant community that has an Ironwood (*Ostrya virginiana*) and Sugar Maple understory. The ground layer consists of Toad Lily (*Tricyrtis* sp.).

Community 4 (FOD5-6) is a Bitternut Hickory (*Carya cordiformis*) and Basswood (*Tilia americana*) dominant community that also consists of an Ironwood understory and a Toad Lily dominant ground layer.

3.2 Watercourses & Drainage Features

There are no mapped watercourses within the Subject Lands. There is a mapped feature located to the northeast located within the adjacent lands, which is mapped as a closed/tile drain (AgMaps, 2026).

Drainage features appear to be present within the agricultural portion of the Subject Lands that travel from east to west and may provide Headwater Drainage Feature (HDF) function for tributaries of the Little Ausable River.

4.0 NATURAL HERITAGE POLICY CONSIDERATIONS

Relevant federal, provincial, and County policies were reviewed in the context of the Site Options to identify potential components of the natural heritage system that may be present on, or adjacent to, the Study Area.

In accordance with the PPS (2024), the following significant natural heritage features and areas have been reviewed to identify ecological features and associated functions on the landscape that may constrain future development:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat;
- Fish habitat;
- Habitat of endangered and threatened species; and
- Significant areas of natural and scientific interest (ANSIs).

Technical guidance provided within the NHRM (MNR 2010) has been referenced to inform the identification of potentially significant natural areas, and their associated forms and functions on the landscape, as defined within the PPS (2024). The presence or absence of these features on the Subject Lands is discussed in the following sections.

4.1 Significant Wetlands and Unevaluated Wetlands

In accordance with the PPS (2024), significant wetlands are defined as areas identified as provincially significant by the Ministry of Natural Resources and Forestry (MNRF) or their designates, using evaluation criteria established by the province (i.e., Ontario Wetland Evaluation System; MNR, 2022). Where wetland features do not meet the criteria for provincial significance under the Ontario Wetland Evaluation System (OWES) are classified and addressed by municipal policies.

No provincially significant wetlands occur within the Study Area as per NHIC mapping (2026). However, based on MTE's April 2026 field investigations, the Subject Lands does contain an unevaluated Silver Maple Mineral Deciduous Swamp (Community 1, SWD3-2).

4.2 Significant Coastal Wetlands

As with significant wetlands, significant coastal wetlands are identified by MNRF or their designates and are defined under the NHRM (MNR, 2010) as:

- *“any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or*
- *any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.”*

No significant coastal wetlands occur in the Study Area.

4.3 Significant Woodlands

Significant woodlands should be defined and designated by the planning authority in accordance with the evaluation criteria outlined within Section 7.0 of the NHRM (OMNR, 2010). Criteria for the designation of significant woodlands include size, shape, proximity to other woodlands or natural features, linkages, species diversity, uncommon characteristics, and economic and social value (per NHRM Table 7-2).

In accordance with the NHRM (OMNR, 2010), woodland size criteria are defined by the special extent of the woodland relative to the percentage of woodland coverage among the physical sub-units (e.g., watersheds, biophysical regions) within the planning area. Woodland patches with bisecting openings 20 m or less in width are considered part of the same continuous woodland. Furthermore, minimum patch widths may be applied as a size threshold at the discretion of planning authority when delineating woodlands to exclude relatively narrow linear treed areas such as hedgerows (e.g., a minimum 40 m average width where the size threshold is 4 ha or 60 m width where the size threshold is 10 ha).

As per the *Township of Lucan Biddulph Official Plan*, all woodlands four hectares or larger are considered natural areas. The total area of the woodland is 13.89 ha. Thus, based on the criteria defined in the *Township of Lucan Biddulph Official Plan*, the woodland within the Subject Lands is considered significant (see Policy 3.1.3.5).

4.4 Significant Valleylands

Significant valleylands are defined as natural areas occurring within a valley or other landform depression with flowing or standing water that are “*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*” (MMAH 2020). Significant valleylands are defined and designated by the planning authority based on the general guidelines for determining valleyland significance that are outlined within Section 8.0 of the NHRM (MNR 2010). Recommended evaluation criteria for determining valleyland significance include landform prominence, degree of naturalness, community and species diversity, habitat value, linkage functions and restoration potential.

Significant valleylands are not specifically mapped through the Official Plan documents and should be evaluated in accordance with the NHRM (OMNR, 2010). The NHRM defines valleylands as a “natural area that occurs in a valley or landform depression that has water flowing through or standing for some period of the year” and it is deemed significant if the feature is “ecologically important in terms of features functions, representation or amount, and contributing to the quality and diversity of a natural heritage system”.

There were no valleyland features identified within the Subject Lands as part of background review or during field investigations.

4.5 Significant Wildlife Habitat

The Significant Wildlife Habitat Technical Guide (MNRF 2000) and the Criteria Schedules for Ecoregion 7E (MNRF 2015) provide guidance to planning authorities with respect to the identification and protection of SWH in the context of the municipal planning process. Candidate habitat has been evaluated in accordance with ELC Ecosite Codes and habitat criteria defined within the Criteria Schedules for Ecoregion 7E (MNRF 2015) to identify potential protection areas. Not all sites identified as candidate habitat will be protected due to habitat limitations and based on minimum standards for habitat quality and sustainability. Candidate SWH should subsequently be reviewed in the context of defining criteria for confirmed SWH based on the results of targeted ecological field investigations assessing species presence, abundance and diversity.

Appendix C provides a screening of SWH types with the potential to occur within the Subject Lands. Based on the results of the SWH assessment, candidate Bat Maternity Colonies, Reptile Hibernaculum, Amphibian Breeding Habitat (Woodland) and Special Concern and Rare Wildlife species habitat is present within the Study Area for Eastern Wood-pewee.

Bat Maternity Colonies

Potential bat maternity colonies habitat is present within the woodland/forested communities of the Subject Lands as suitable bat maternity trees were observed within the Subject Lands.

Reptile Hibernaculum

Potentially suitable rock piles were observed within the Subject Lands that may provide this habitat type.

Amphibian Breeding Habitat (Woodland)

Portions of Communities 3 (FOD5-3) and 4 (FOD5-6) in the adjacent lands may provide suitable amphibian breeding habitat.

Terrestrial Crayfish

A crayfish burrow was observed in Community 1 (CUW1) near the edge of Community 1 (SWD3-2). The SWD3 Ecosite is SWH for terrestrial crayfish.

Habitat for Species of Conservation Concern

Potential habitat is present for Eastern Wood-pewee within the Subject Lands as it provides suitable woodland habitat for these species. Due to the suitable habitat presence within the Subject Lands, this SWH is considered candidate within the Study Area.

4.6 Areas of Natural and Scientific Interest (ANSI)

Significant ANSIs are identified as provincially significant by MNRF in accordance with evaluation procedures established by the province.

As per NHIC mapping (2023), there are no regional or provincial ANSI's present within the Study Area. The nearest ANSI to the Subject Lands is ~4.2 km away to the south.

4.7 Fish Habitat

Provincial legislation and policies with regards to fish habitat are administered in accordance with the federal *Fisheries Act*. Under the PPS (2020), fish habitat is defined as “*spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.*” As per Section 2.1.6 of the PPS (2020), development and site alteration shall not be permitted in fish habitat, except in accordance with provincial and federal requirements.

There are no fish habitat opportunities located within the Study Area.

4.8 Habitat of Endangered Species and Threatened Species

The provincial Species Conservation Act (SCA; 2025) came into force on March 30, 2026, which replaced the previous Endangered Species Act (ESA; 2007).

The SCA protects all threatened, endangered and extirpated species listed on the Protected Species in Ontario list. As defined under the SCA, these species are protected from killing, harm, or possession, and their associated habitats are protected from damage or destruction. Activities that have the potential to impact protected species, or their associated habitats, shall be reviewed in consultation with the Ministry of the Environment, Conservation and Parks (MECP) to determine if an authorization may be granted under the SCA, subject to applicable exemptions. Through the background review and preliminary site investigation, the following protected species were identified as having the potential to occur within the Subject Lands:

Butternut (END)

One Butternut tree was identified within the Subject Lands during the field investigation, as shown on **Figure 7**.

Heart-leaved Plantain (END)

The Subject Lands contain a swamp community (Community 1) that may provide suitable habitat for this species. This species was not observed during the field visit conducted within the Subject Lands.

Wood Thrush (SARA Status - THR)

The woodland/forested communities within the Subject Lands may provide suitable habitat for this species. This species was not observed during the field visit conducted within the Subject Lands.

At-risk Bat Species (END)

Suitable bat maternity roost trees were observed within the forested communities of the Subject Lands that may provide habitat opportunities for SAR Bat species.

A fulsome assessment of habitat of endangered and threatened species is provided in **Appendix A**.

5.0 PROPOSED DEVELOPMENT

The Proponent is proposing to expand the Settlement Area boundary and re-designate land from Agricultural to Residential with the intent to develop the lands with residential housing at a later date.

6.0 TRIGGERS FOR A DEVELOPMENT ASSESSMENT REPORT

The Subject Lands contain an area that is mapped as Natural Heritage System as per Schedule C of the County of Middlesex Official Plan (2023). As per the County of Middlesex Official Plan Section 2.2.1.2, development applications within or adjacent to the natural environment shall require the submission of a Development Assessment Report (DAR).

7.0 RECOMMENDATIONS

The Subject Lands contain a wooded area that includes multiple natural heritage features and ecological functions including unevaluated wetland, significant woodland, habitat of endangered and threatened species and significant wildlife habitat. A review of aerial imagery also identified drainage features that traverse the Subject Lands from east to west that may function as headwater drainage features.

Township of Lucan Biddulph Official Plan (2024) does not provide policies specific to setbacks or buffers to natural heritage features. The *County of Middlesex Official Plan (2023)* does define Vegetation Protection Zone as a vegetated buffer surrounding natural heritage features, but does not specify widths.

In describing buffers for significant wetlands, Table C-2 of the NHRM notes that buffers would typically be in the order of 30 m in width to protect the edge function of the trees. If less than a 30 m buffer is proposed, an evaluation of the community under the OWES would be required to determine whether it meets criteria to be considered provincially significant. However, regardless of whether it is provincially significant, given it is a treed wetland community, a 30 m buffer is likely to be required to adequately protect the feature.

Recommendation 1: A 30 m buffer to Community 1 (SWD3-2 Silver Maple Mineral Deciduous Swamp) community is recommended.

In describing buffers to significant woodlands, Table C-2 of the NHRM notes that the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan require a 30 m buffer (vegetation protection zone) around significant woodlands. While the Study Area is not located within the Oak Ridges Moraine or Greenbelt, it is anticipated that a 30 m buffer would adequately protect the upland portions of the feature (Communities 2, 3 and 4). Application of this buffer would protect the various natural heritage features and functions that are contained within Community 2, including the Butternut tree and Confirmed SWH for Terrestrial Crayfish. If less than a 30 m buffer is proposed, additional studies to further assess the function of the woodland would be required to support a reduced buffer. A buffer width of at least 10 m is anticipated to be required for Communities 2, 3, and 4.

Recommendation 2: A 30 m buffer to Communities 2, 3, and 4 is recommended.

As noted in Section 3.2, drainage features appear to be present within the agricultural portion of the Subject Lands that travel from east to west and may provide Headwater Drainage Feature (HDF) function for tributaries of the Little Ausable River.

Recommendation 3: Field verification should be completed for the drainage features identified through desktop review to determine if there is any Headwater Drainage Feature (HDF) function.

Recommendation 4: If confirmed HDF's, a Headwater Drainage Feature Assessment (HDFA) should be completed.

8.0 SUMMARY AND CONCLUSIONS

Gilrad Developments Inc. (the 'Proponent') is proposing to expand the Settlement Area boundary and re-designate land from Agricultural to Residential with the intent to develop the lands with residential housing at a later date.

This DAR has identified natural heritage features within the Study Area and provided recommendations for next steps. With the application of the 30 m buffer and further HDFA studies, it is anticipated potential impacts to natural heritage features can be avoided, minimized, or mitigated. A scoped DAR is likely to be acceptable to support a development application that minimizes impacts.

If, however, development is proposed within 30 m of the woodland, a more comprehensive DAR is likely to be required to demonstrate that there will be no negative impacts to the associated natural heritage features. This may require additional targeted surveys; for example, if development were to occur within the area of the Butternut, a butternut health assessment would need to be completed by a qualified Butternut Health Expert (BHE).

MTE welcomes comments from the Township of Lucan Biddulph, County of Middlesex with respect to the contents of the DAR. Formal comments can be submitted in writing to MTE on behalf of the client. Should you wish to clarify any questions or require additional information as part of the review of this DAR, do not hesitate to contact us.

All of which is respectfully submitted,

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https://mte85.sharepoint.com/sites/65879_001/Shared Documents/04-Reports/DAR/Text/65879_001_2026-07-07_rpt_Development Assessment_Part Lots 27 & 28, Concession 5.docx

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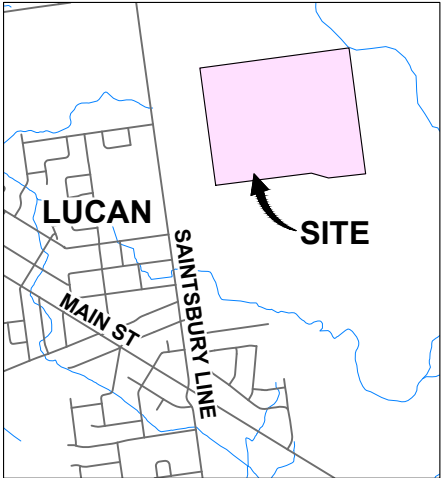
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Figures



KEY PLAN (nts)

LEGEND

- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)

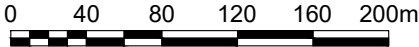
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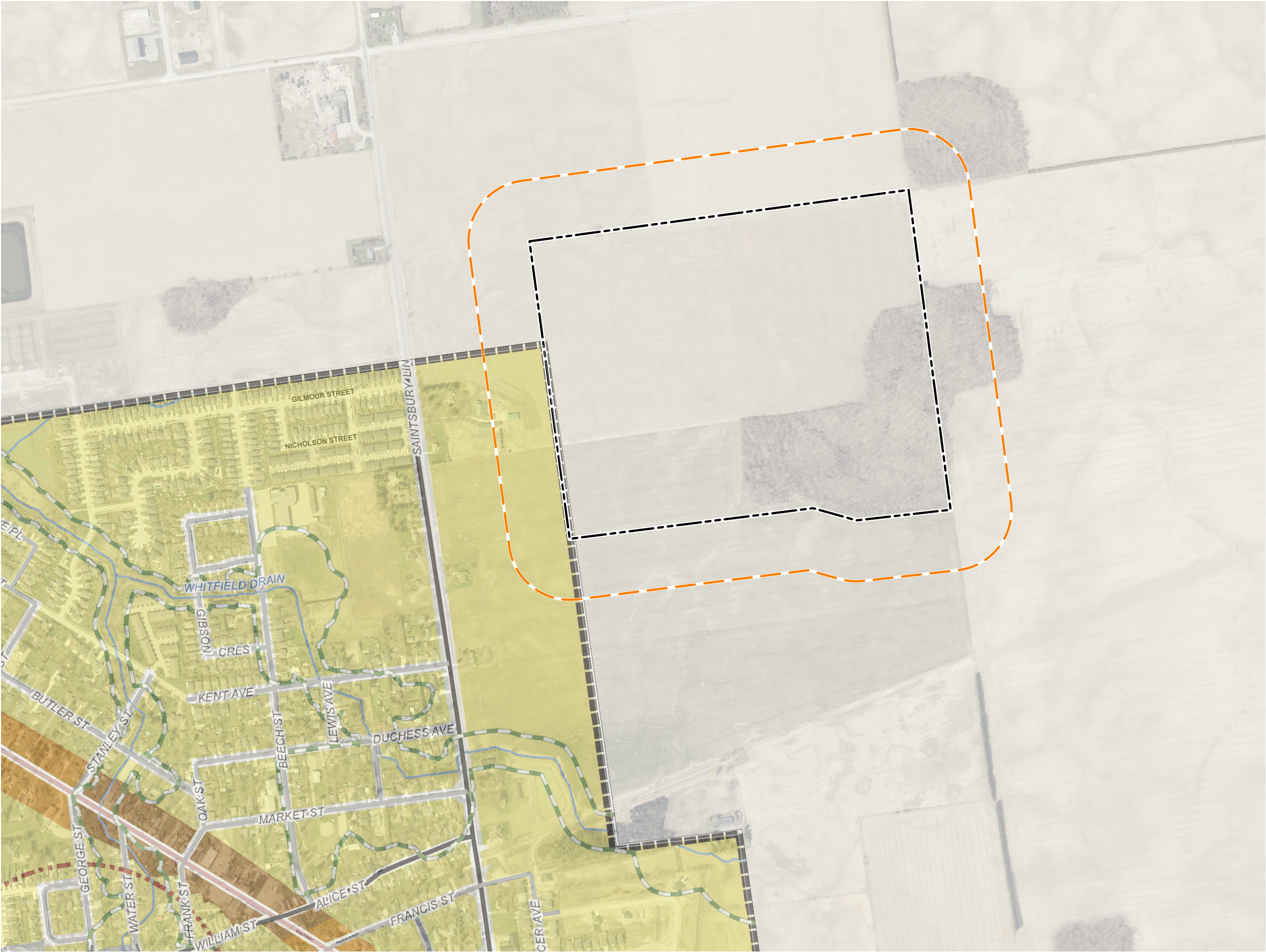


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PROJECT
DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

TITLE
PROJECT LOCATION

Drawn DCH	Scale 1:4,000	Figure 1
Checked	Project No. 66663_001	
Date (YYYY-MM-DD) 2026-05-20	Rev No. 0	



LEGEND

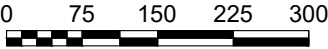
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- CENTRAL COMMERCIAL
- MIXED USE RESIDENTIAL
- RESIDENTIAL
- SETTLEMENT AREA BOUNDARY

REFERENCES

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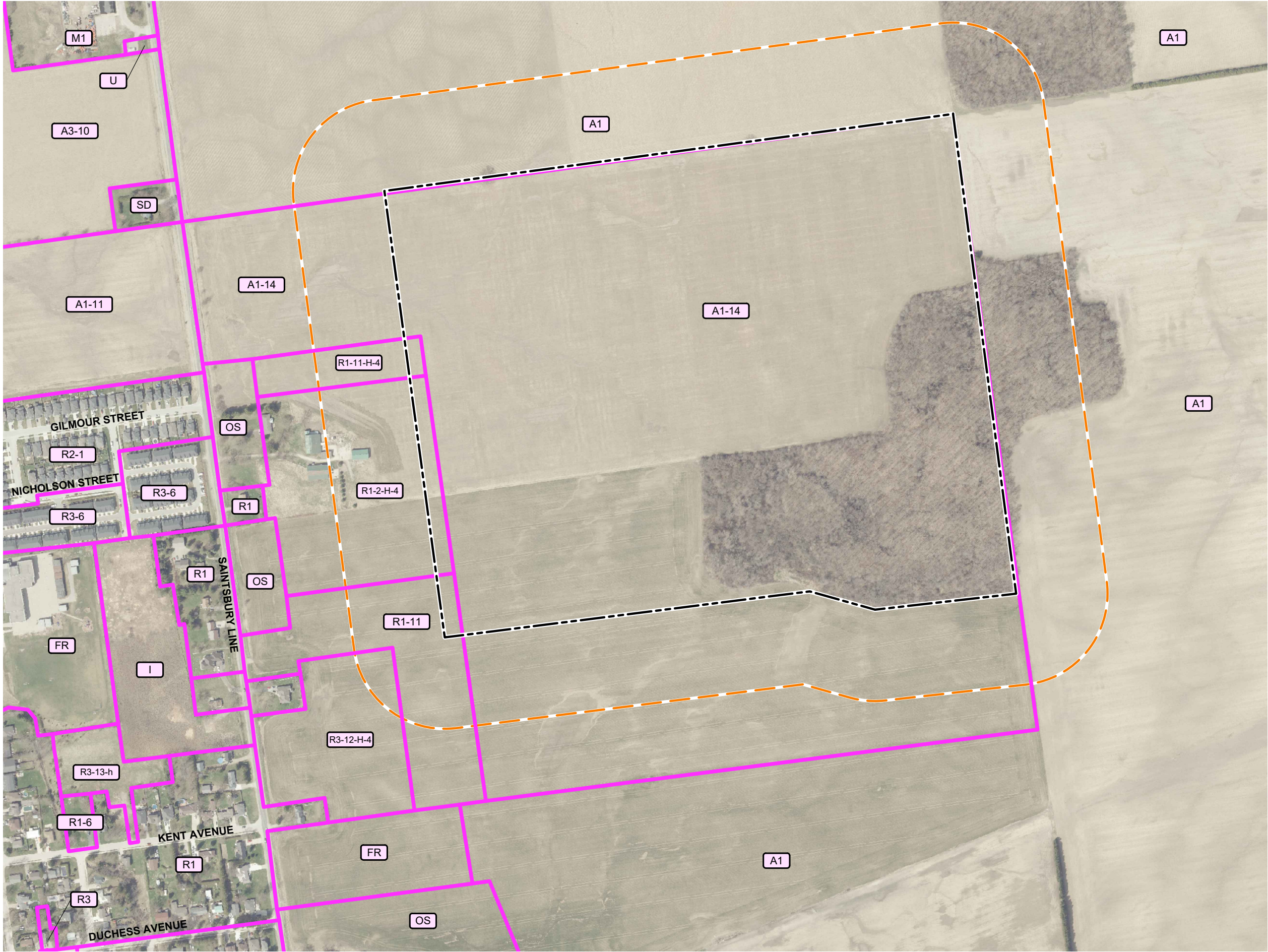
PROJECT

DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

TITLE

LAND USE

Drawn	DCH	Scale	1:7,500	Figure 2
Checked		Project No.	66663_001	
Date (YYYY-MM-DD)		Rev No.	0	
			2026-05-29	



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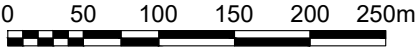
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- ZONING
- A1 GENERAL AGRICULTURAL
- A3 AGRICULTURAL
- FR FUTURE RESIDENTIAL
- I INSTITUTIONAL
- M1 GENERAL INDUSTRIAL
- OS OPEN SPACE
- R1 RESIDENTIAL FIRST DENSITY
- R3 RESIDENTIAL THIRD DENSITY

REFERENCES

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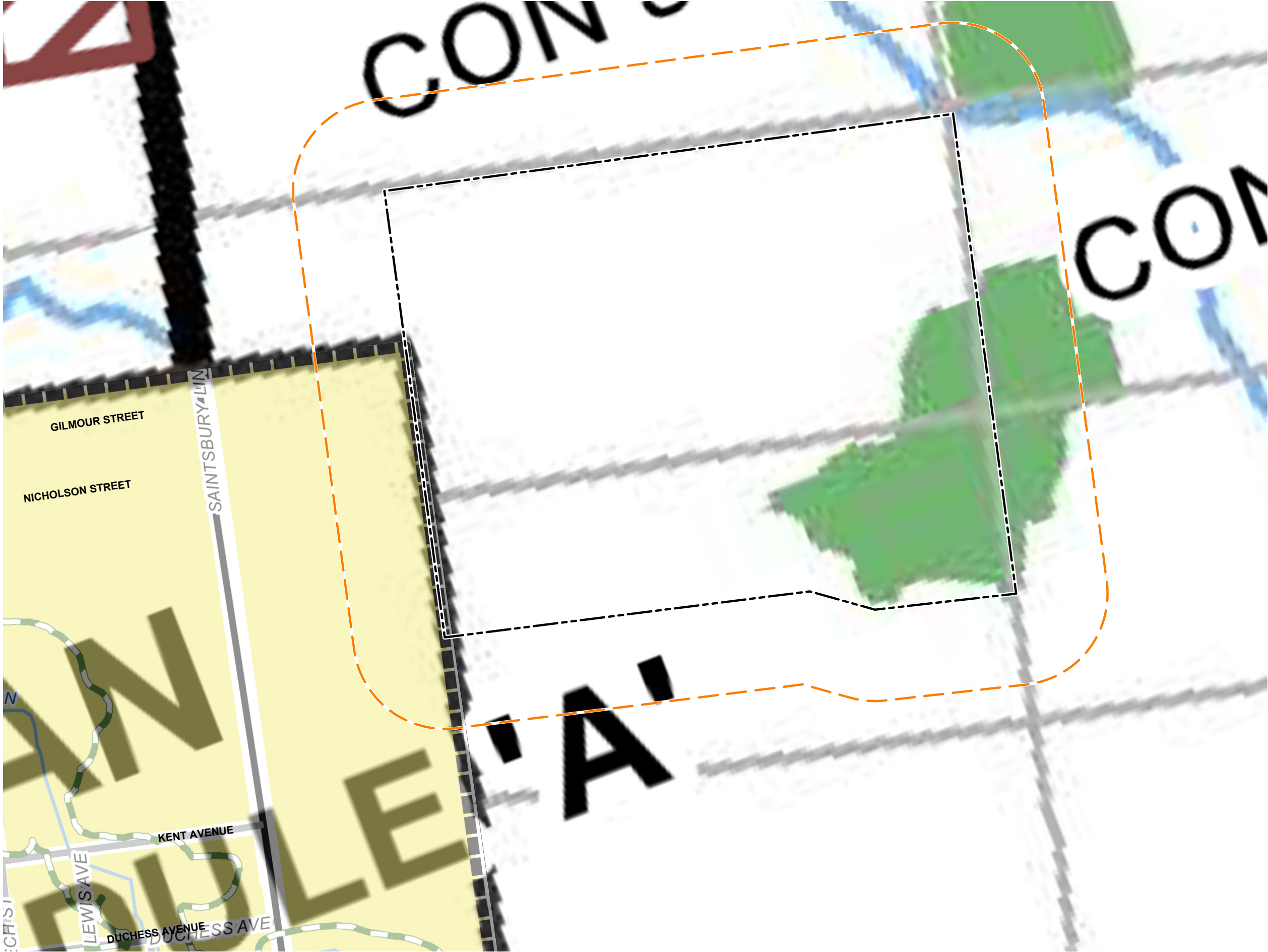
PROJECT

DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

TITLE

ZONING

Drawn	DCH	Scale	1:5,000	Figure
Checked		Project No.	66663_001	
Date (YYYY-MM-DD)		Rev No.	0	
				3



LEGEND

- SUBJECT LANDS
- STUDY AREA (120m from Subject Lands)
- AGRICULTURAL/ SPECIAL POLICY AREA #1
- COUNTY ROAD
- NATURAL AREA
- NATURAL WATERCOURSE
- TOWNSHIP ROAD

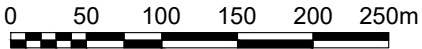
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PROJECT

DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

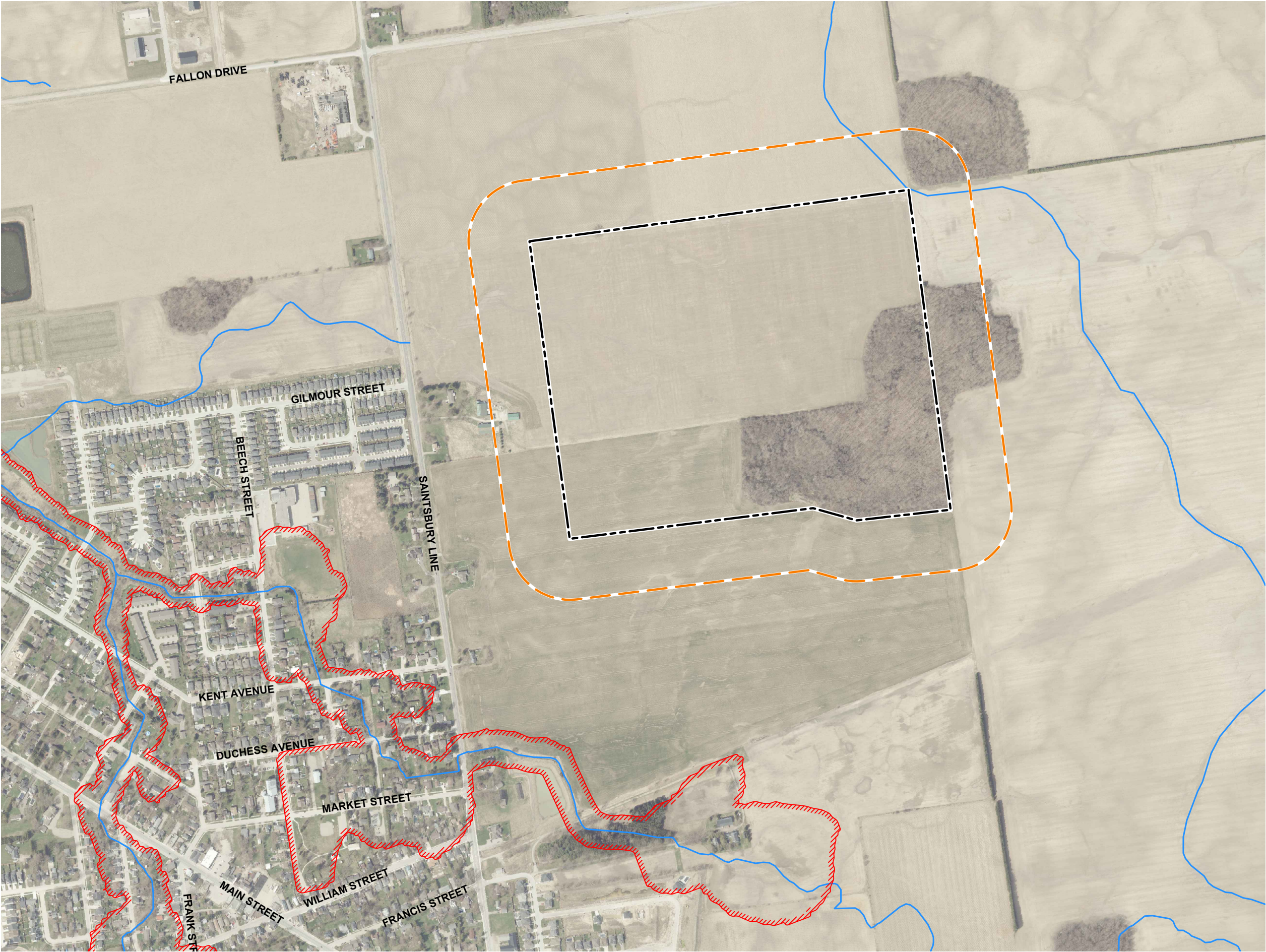
TITLE

NATURAL HERITAGE

Drawn	DCH	Scale	1:5,000	Figure
Checked		Project No.	66663_001	
Date (YYYY-MM-DD)		Rev No.	0	

2026-05-22

4



LEGEND

--- SUBJECT LANDS

- - - STUDY AREA
(120m from Subject Lands)

//// ABCA REGULATED LIMIT

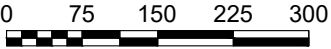
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PLAN, CONSTRAINTS SCHEDULE 'D'.

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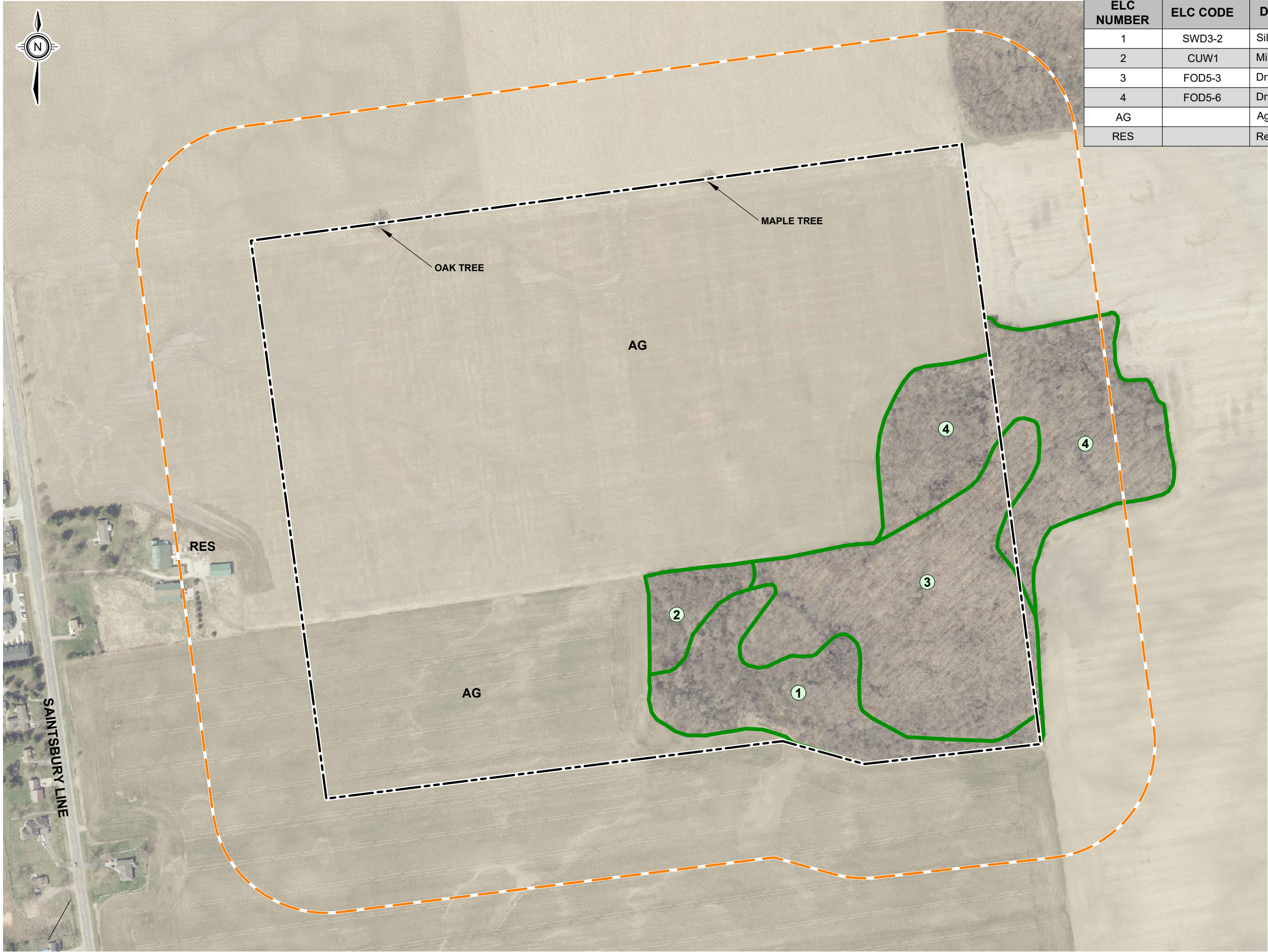


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Engineers, Scientists, Surveyors

PROJECT
DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

TITLE
**ABCA
REGULATION LIMIT**

Drawn DCH	Scale 1:7,500	Figure 5
Checked	Project No. 66663_001	
Date (YYYY-MM-DD) 2026-05-25	Rev No. 0	



ELC NUMBER	ELC CODE	Description
1	SWD3-2	Silver Maple Mineral Deciduous Swamp (2.69ha)
2	CUW1	Mineral Cultural Woodland (0.72ha)
3	FOD5-3	Dry-Fresh Sugar Maple-Oak Deciduous (5.57ha)
4	FOD5-6	Dry-Fresh Sugar Maple-Basswood Deciduous (4.91ha)
AG		Agricultural
RES		Residential

LEGEND

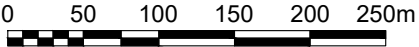
- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)
- ① VEGETATION COMMUNITY

REFERENCES

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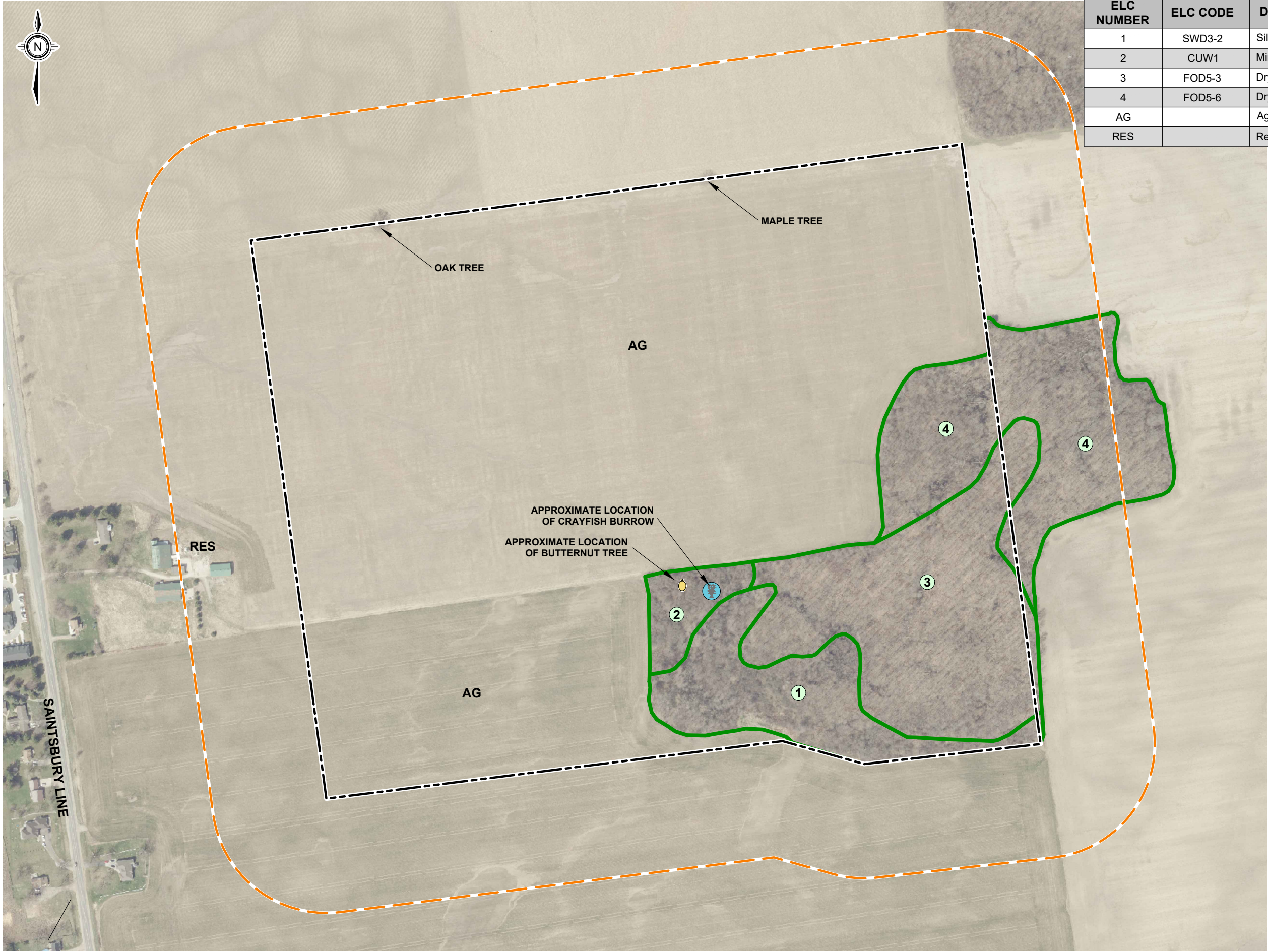
PROJECT

DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

TITLE

VEGETATION COMMUNITIES

Drawn	DCH	Scale	1:5,000	Figure	6
Checked		Project No.	66663_001		
Date (YYYY-MM-DD)		Rev No.	0		
			2026-05-29		



ELC NUMBER	ELC CODE	Description
1	SWD3-2	Silver Maple Mineral Deciduous Swamp (2.69ha)
2	CUW1	Mineral Cultural Woodland (0.72ha)
3	FOD5-3	Dry-Fresh Sugar Maple-Oak Deciduous (5.57ha)
4	FOD5-6	Dry-Fresh Sugar Maple-Basswood Deciduous (4.91ha)
AG		Agricultural
RES		Residential

LEGEND

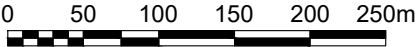
- SUBJECT LANDS
- - - STUDY AREA (120m from Subject Lands)
- ① VEGETATION COMMUNITY
- BUTTERNUT
- CRAYFISH BURROW

REFERENCES

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PROJECT
DEVELOPMENT ASSESSMENT REPORT
34190 & 34122 SAINTSBURY LINE
LUCAN, ONTARIO

TITLE
SURVEY FINDINGS

Drawn	DCH	Scale	1:5,000	Figure 7
Checked		Project No.	66663_001	
Date (YYYY-MM-DD)		Rev No.	0	
			2026-05-29	

Appendix A

Species at Risk Screening

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat		Rationale	Confirmed Habitat	
				Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Vascular Plants								
Kentucky Coffee-tree <i>Gymnocladus dioicus</i>	THR	THR	Found in a variety of habitats, but grows best on moist, rich soil. Often found in floodplains, though it will tolerate shallow rocky or sandy soils. It is shade-intolerant and therefore grows along the edges of woodlots or relies on canopy openings in forests and woodlots (MECP 2023). Range in Ontario: Native subpopulations are restricted to southwestern Ontario, particularly the Counties of Essex, Lambton, and Middlesex, and the Municipality of Chatham-Kent. Extirpated from the Counties of Oxford, Norfolk, and Elgin. Has been introduced throughout Ecoregions 6E and 7E (MECP 2023).	No	No	The Subject Lands not contain suitable moist, rich soil areas or floodplains to provide suitable habitat for this species.	No	No
American Chestnut <i>Castanea dentata</i>	END	END	Acidic to neutral, well-drained sandy or gravelly soils (ECCC 2019), occasionally heavy soils (Argus et al 1987). Found predominantly in FOD, FOM, and CLT community series (Tindall et al 2004) in areas with well-developed canopy where canopy cover exceeds 70% (ECCC 2019). Range in Ontario: 7E (Argus et al 1987).	No	Yes	The Subject Lands does not contain neutral, well-drained sandy or gravally soil areas to provide suitable habitat for this species. However, suitable habitat oppurtunities may be present in the adjacent lands of the Study Area.	No	Suitable
Butternut <i>Juglans cinerea</i>	END	END	Usually associated with deciduous forests, establishing under canopy openings or along forest edges. It is also found in treed fence lines. It prefers moist, well-drained soil. It also occurs on well-drained gravel sites, within the floodplains of streams or small rivers, and rarely on dry rocky soil. This species does not do well in the shade and often grows in sunny openings and near forest edges (MECP 2024). Range in Ontario: Throughout the southwest, north to the Bruce Peninsula, and south of the Canadian Shield (MECP 2024).	Yes	Yes	Suitable habitat has been confirmed through the presence of a Butternut tree within the Subject Lands and suitable habitat is likely available within the adjacent lands of the Study Area.	Yes	Suitable
Heart-leaved Plantain <i>Plantago cordata</i>	END	END	The extant Ontario Heart-leaved Plantain populations are found in rocky or gravely calcareous beds of shallow, slow moving clear streams or wet depressions. These streams or depressions are found in and shaded by relatively undisturbed low wet deciduous forests where ephemeral creeks flow in the spring and after heavy rains. Moisture is generally always present above or just below the soil surface (Jalava and Ambrose 2012). Range in Ontario: Stony Point (Lambton County) and Parkhill (Middlesex County) (Jalava and Ambrose 2012).	Yes	Yes	The Subject Lands contain a swamp community that may provide suitable habitat for this species. Suitable habitat may also be present within the adjacent lands of the Study Area.	Suitable	Suitable
Birds								
Bank Swallow <i>Riparia riparia</i>	-	THR	Nests in sand, clay, or gravel river banks or steep riverbank cliffs, lakeshore bluffs of easily crumbled sand or gravel, gravel pits, and road-cuts. Forages in grasslands or cultivated fields that are close to water. Nesting sites are a limiting factor for species presence (OMNR 2000). Range in Ontario: All (OMNR 2000).	No	No	The Study Area does not banks or steep cliffs to provide suitable habitat oppurtunities for this species.	No	No

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat		Rationale	Confirmed Habitat	
				Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Barn Swallow <i>Hirundo rustica</i>	-	THR	During the breeding season, habitat includes open areas (e.g., fields, meadows, wetlands) for foraging, a nest site that includes a vertical or horizontal substrate (often enclosed) with some type of roof or ceiling (i.e., old sheds, barns, under bridges or culverts), and a source of mud for nest building. Mainly rural in North America. Bests in a wide variety of open habitats, including farmlands, riparian areas, lakes, grasslands, cities, suburbs, and along highways (Brown and Brown 2020). Range: Breeds throughout Ontario, but is absent from large portions of forested areas north of 50°N (Brown and Brown 2020).	No	Yes	The Subject Lands do not contain structures to support nesting habitat for this species. However, suitable habitat opportunities may be present within the structures located in the westerly portion of the adjacent lands.	No	Suitable
Wood Thrush <i>Hylocichla mustelina</i>	-	THR	Carolinian and Great Lakes-St. Lawrence forest zones; undisturbed moist mature deciduous or mixed forest with deciduous sapling growth; near pond or swamp; hardwood forest edges; must have some trees higher than 12 m (OMNR 2000). Requires a relatively closed canopy (upper and sub-canopy combined; about as much as 80%). Degree of required closure varies but must be sufficient to maintain moisture levels (Stewart 2017). Range in Ontario: 3E; 3W; 4E; 4W; 5E; 6E; 7E (OMNR 2000).	Yes	Yes	The Study Area contains areas of treed habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Bobolink <i>Dolichonyx oryzivorus</i>	-	THR	Large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes (OMNR 2000). Grasslands size requirements have been reported to range from 5 ha to 50 ha depending on the study (MECP 2021). Range in Ontario: All except 1E; 2W (OMNR 2000).	No	No	The Study Area may contain suitable grassland habitat to support this the life processes of this species.	No	No
Eastern Meadowlark <i>Sturnella magna</i>	-	THR	Breeds mostly in moderately tall grasslands (native prairies and savannahs), also pastures, hayfields, herbaceous fencerows, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Eastern Meadowlarks may not be strongly area-sensitive (McCracken et al 2013), however large tracts of grasslands (5 ha or greater) are preferred over smaller fragments (Herkert 1991; Vickery et al 1994). Range in Ontario: 3E; 4E; 5E; 5S; 6E; 7E (OMNR 2000).	No	No	The Study Area does not contain grassland habitat to support this the life processes of this species.	No	No
Mammals								
American Badger (Southwestern Ontario population) <i>Taxidea taxus jacksoni</i>	END	END	Open grasslands, tallgrass prairie, sand barrens, farmland, and oak savannahs; dens in new hole or enlarged existing hole; sometimes makes food caches (OMNR 2000; MECP 2021). Requires sandy or other friable soils in which to create dens and areas of habitat large enough to sustain sufficiently large prey populations (Ontario American Badger Recovery Team 2010). Range in Ontario: 7E(2,5) (OMNR 2000), may also occur in other ecodistricts. Confirmed sightings in Kenora/Dryden, Rainy River to Fort Frances, Thunder Bay, Grey, Bruce, Huron, Lambton, Middlesex, Kent, Elgin, Oxford, Norfolk, Haldimand, Waterloo, Brant, Wentworth, and Northumberland Counties (Ontario American Badger Recovery Team 2010).	No	Yes	The Subject Lands do not contain suitable farmland, grassland or savannah habitat to support this species. However, suitable habitat may be present within the adjacent lands of the Study Area	No	Suitable

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat		Rationale	Confirmed Habitat	
				Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Silver-haired Bat <i>Lasionycteris noctivagans</i>	END	-	Roosts in coniferous and deciduous tree cavities and under bark (COSEWIC 2023) and prefers ponds or streams nearby. It roosts in tree foliage or hollow snags, buildings or caves. It is somewhat solitary except for small maternity colonies usually found in hollow trees (OMNR 2000). One study found that roost trees were located in patches with >21 snags/ha (Mattson et al 1996). Range in Ontario: 2E; 3W; 4E; 4W; 4S; 5E(7,8,9,10,11); 6E; 7E (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Eastern Red Bat <i>Lasiurus borealis</i>	END	-	This species roosts solitarily in leafy trees such as Elm (Ulmus spp.) and Maple (Acer spp.) but also may use conifers. Foraging habitat includes over wetlands and streams, near lights, along fields and forest edges (OMNR 2000). This species typically prefers tall trees at least the height of the canopy for roosting; however, they will use shrubs and trees greater than 5 m (COSEWIC 2023). Range in Ontario: 2E; 2W; 4E; 4W; 5E(7); 5S; 6E; 7E (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Northern Hoary Bat <i>Lasiurus cinereus</i>	END	-	This species roosts solitarily in foliage in forest edges, hedgerows, and city parks and only forms groups while hunting. This species does not use caves. This species feeds over water or open wetlands, as well as in grasslands and fields with some trees. This species typically prefers tall deciduous or coniferous trees at least the height of the canopy for roosting; however, they will use smaller shrubs and trees greater than 5 m (OMNR 2000; COSEWIC 2023). Range in Ontario: 2E; 3W; 4E; 4W; 5E(2,5,7,8,9,10,11); 5S; 6E; 7E (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Eastern Small-footed Myotis <i>Myotis leibii</i>	END	-	This species roosts in caves, mine shafts, crevices, or buildings that are in or near woodland. It hibernates in cold dry caves or mines. Maternity colonies are found in caves or buildings. This species hunts in forests (OMNR 2000). Range in Ontario: 4E; 5E(34,7,8,9,10,11); 6E;7E(2,3,4,5,6) (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Little Brown Myotis <i>Myotis lucifugus</i>	END	END	This species prefers dark warm areas for roosting such as in caves, quarries, tunnels, hollow trees, barns, buildings, or building-associated features. This species winters in humid caves. This species feeds primarily over wetlands and forest edges (Gerson 1984; OMNR 2000; Humphrey and Fotherby 2019). Range in Ontario: All except 1E (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Northern Myotis <i>Myotis septentrionalis</i>	END	END	This species hibernates during winter in mines or caves. During summer, males roost alone and females form maternity colonies of up to 60 adults. This species roosts in houses and manmade structures but prefers hollow trees or under loose bark. This species hunts within forests below the canopy (OMNR 2000). Range in Ontario: All except 1E; 7E(1) (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable

Endangered and Threatened Species Habitat Assessment

Species	PSO Status	SARA Status	Habitat Requirements and Range	Suitable Habitat		Rationale	Confirmed Habitat	
				Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Tricolored Bat <i>Perimyotis subflavus</i>	END	END	Maternity roosts are associated with buildings, including along outside walls beneath overhangs (e.g., porches, decks) and in garages, sheds and barns. Also, in dead leaf clusters in the shape of an umbrella, including those belonging to broken branches, those formed by natural causes, and those occurring with other material used in Eastern Gray Squirrel (<i>Sciurus carolinensis</i>) nests. Also, in dense clusters of live foliage. Also, in arboreal lichens and epiphytes. Male roosting habitat, migratory routes, and stopover areas are difficult to define. Requires foraging resources (FO, CUW, ALT, RBT, SBT, TAT, TPW adjacent to watercourses or waterbodies; SW, FE, Bog, MA, OA, SA, creeks, streams; CUM, CUT, CUS) within 920 m of maternity site. This species often uses swarming sites for hibernation (Humphrey and Fotherby 2019). Hibernates in damp, draft-free, warm caves, mines, or rock crevices (OMNR 2000). Range in Ontario: 4E; 5E(8,9,10,11); 6E(1,8,9); 7E(2,3,4) (OMNR 2000).	Yes	Yes	The Study Area contains forested habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable

Special Concern and Rare Wildlife Species Habitat Assessment								
Species	S-Rank	COSSARO Status	Habitat Requirements and Range	Suitable Habitat		Rationale	Confirmed Habitat	
				Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Vascular Plants								
Eastern Stiff Goldenrod <i>Solidago rigida ssp. rigida</i>	S3	-	Dry, sandy soil, prairies, and waste places (Argus et al 1987). Range (ON): 4W (Argus et al 1987).	No	No	The Study Area does not contain prairie habitat to support this species	No	No
Fishes								
Northern Sunfish (Great Lakes - Upper St. Lawrence populations) <i>Lepomis peltastes pop. 2</i>	S3	SC	Shallow vegetated areas of quiet, slow flowing rivers and streams, as well as warm lakes and ponds, with sandy banks or rocky bottoms. Prefer to be near aquatic vegetation where they can avoid strong currents.	No	No	There are no suitable fish habitat oppurtunies available within the Study Area.	No	No
Birds								
Eastern Wood-pewee <i>Contopus virens</i>	S4B	SC	Mature and mid-aged open, deciduous, mixed, or coniferous forest with open understory with structural heterogeneity for foraging, and snags and dead limbs for perching (OMNR 2000; Stewart 2017). Higher densities often occur in forests with Oaks (<i>Quercus</i> spp.) but species is a forest generalist. Prefers to nest in mature trees (Stewart 2017). Also inhabits forest clearings, edges; farm woodlots, and parks (OMNR 2000). Breeding habitat is unlikley to be limiting in Canada (ECCC 2023). Range in Ontario: 2E; 3E; 3W; 3S; 4E; 4W; 4S; 5E; 5S; 6E; 7E (OMNR 2000).	Yes	Yes	The Study Area contains areas of wooded habitat that may provide suitable habitat opportunities for this species.	Suitable	Suitable
Insects								
Monarch <i>Danaus plexippus</i>	S4B,S2N	SC	Many open habitats including fields, meadows, weedy areas, marshes, and roadsides. Caterpillar Hosts: Common milkweed (<i>Asclepias syriaca</i>), swamp milkweed (<i>A. incarnata</i>), showy milkweed (<i>A. speciosa</i>). Adult Food: Nectar from all milkweeds. Early in the season before milkweeds bloom, Monarchs visit a variety of flowers including dogbane, lilac, red clover, lantana, and thistles. In the fall adults visit composites including goldenrods, blazing stars, ironweed, and tickseed sunflower (Lotts and Naberhaus 2025). Range: Most abundant in southern Ontario. During migration, thousands can be seen along the north shores of Lakes Ontario and Erie (MECP 2022).	No	No	The Subject Lands do not contain suitable habitat that would provide abundance of the flowering species that Monarch rely on to complete their life cycle. The surrounding area consists of mainly agricultural and residential areas that are also unlikely to support habitat for this species.	No	No

Appendix B

Field Data

			Floral Inventory (2026-04-27)							
1	2	3	Scientific Name	Common Name	CW	COSEWIC	SARO	SRank	MD	7E4
X			<i>Acer negundo</i>	Manitoba Maple	0.0			S5	C	IC
	X		<i>Acer rubrum</i>	Red Maple	0.0			S5	C	C
		X	<i>Acer saccharum</i>	Sugar Maple	3.0			S5	C	C
			<i>Acer x freemanii</i>	(<i>Acer rubrum</i> X <i>Acer saccharinum</i>)	0.0			SNA	hyb	hyb
X		X	<i>Allium tricoccum</i>	Wild Leek	3.0			S4		
	X		<i>Amelanchier laevis</i>	Smooth Serviceberry	5.0			S5	U	U
	X		<i>Arisaema triphyllum</i>	Jack-in-the-pulpit	-3.0			S5	C	C
		X	<i>Carya cordiformis</i>	Bitternut Hickory	0.0			S5	X	C
		X	<i>Claytonia virginica</i>	Narrow-leaved Spring Beauty	3.0			S5	C	C
X			<i>Cornus sericea</i>	Red-osier Dogwood	-3.0			S5	C	C
	X		<i>Crataegus monogyna</i>	English Hawthorn	3.0			SE4	IX	IC
		X	<i>Dicentra cucullaria</i>	Dutchman's Breeches	5.0			S5	X	R
	X		<i>Equisetum arvense</i>	Field Horsetail	0.0			S5	C	C
	X	X	<i>Erythronium americanum</i>	Yellow Trout-lily	5.0			S5	X	C
	X	X	<i>Euonymus obovatus</i>	Running Strawberry Bush	3.0			S4	C	C
		X	<i>Fagus grandifolia</i>	American Beech	3.0			S4	C	C
X			<i>Fragaria virginiana</i>	Wild Strawberry	3.0			S5		
X	X		<i>Fraxinus pennsylvanica</i>	Green Ash	-3.0			S4	C	C
	X		<i>Geranium robertianum</i>	Herb-Robert	3.0			S5	C	C
		X	<i>Hydrophyllum virginianum</i>	Virginia Waterleaf	0.0			S5	C	C
	X		<i>Juglans cinerea</i>	Butternut	3.0	END	END	S2?	X	U
X	X		<i>Lonicera tatarica</i>	Tartarian Honeysuckle	3.0			SE5	IX	IC
	X		<i>Maianthemum racemosum</i>	Large False Solomon's Seal	3.0			S5	X	C
X	X		<i>Malus pumila</i>	Common Apple	5.0			SE4	IX	IC
		X	<i>Ostrya virginiana</i>	Eastern Hop-hornbeam	3.0			S5	C	C
X			<i>Phalaris arundinacea</i>	Reed Canary Grass	-3.0			S5	X	C
	X		<i>Podophyllum peltatum</i>	May-apple	3.0			S5	X	C
X			<i>Populus deltoides</i>	Eastern Cottonwood	0.0			S5		
	X	X	<i>Prunus serotina</i>	Black Cherry	3.0			S5	C	C
X			<i>Prunus virginiana</i>	Choke Cherry	3.0			S5	C	C
		X	<i>Quercus alba</i>	White Oak	3.0			S5	C	C
X			<i>Rhamnus cathartica</i>	Common Buckthorn	0.0			SE5	IC	IC
	X	X	<i>Ribes americanum</i>	Wild Black Currant	-3.0			S5	C	C
		X	<i>Ribes cynosbati</i>	Prickly Gooseberry	3.0			S5	C	C
X			<i>Rosa multiflora</i>	Multiflora Rose	3.0			SE5	IX	IC
	X		<i>Rubus allegheniensis</i>	Allegheny Blackberry	3.0			S5	C	C
X			<i>Salix alba</i>	White Willow	-3.0			SE4	IX	IC
		X	<i>Sanguinaria canadensis</i>	Bloodroot	3.0			S5	X	C
		X	<i>Solidago flexicaulis</i>	Zigzag Goldenrod	3.0			S5	X	C
X			<i>Taraxacum officinale</i>	Common Dandelion	3.0			SE5	IC	IC
		X	<i>Tilia americana</i>	American Basswood	3.0			S5	C	C
	X	X	<i>Trillium erectum</i>	Red Trillium	3.0			S5	X	C
		X	<i>Trillium grandiflorum</i>	White Trillium	3.0			S5	X	C
X			<i>Viburnum lentago</i>	Nannyberry	0.0			S5	C	C

[illegible]



MTE NATURAL ENVIRONMENT FIELD SHEET

Project #: 65879-001 Description: lucan biddulph
Date: 28-Apr-26 Staff: wh
Start Time: 1:00:00 PM End Time: 3:00:00 PM Total Time: 2hr
Temp: 19 Cloud %: 5 Precipitation: 0
Wind: 4 Direction: west Yesterday: noice

BEAUFORT WIND SCALE:

0 Calm, 1 Smoke Drifts, 2 Wind Felt on Face, 3 Leaves in Constant Motion,
4 Wind Raises Paper, 5 Small Trees Sway, 6 Large Limbs Sway

DATA FOCUS

Amphibians:	1	2	3	Aqua Hab.:		Dripline:		Invertebrates:		Wetland:	
Birds:	M	1	2	Bats:		ELC's:		Reptiles:		Other:	
Floral:	v	s	a	BHA:		Habitat:		SAR Target:			

NATURAL FEATURES

YES NO

Man-made Structures: None observed

	x	Barns/Footings/Wells/other(list)
x		Rock Piles
	x	Garbage

Natural Vegetation: None observed

	x	Fallen Logs outside woods (#s)
	x	Brush Piles
x		Snags (raptor perch)
x		Tree Cavities (nesting)
	x	Sentinel Trees
x		Butternut Identified

Wildlife Features: None observed

	x	Waterfowl nesting (large #s, # of species)
	x	Exposed Banks (nesting swallows)
	x	Stick Nests
	x	Animal Burrows (>10cm)
	x	Heronry
x		Crayfish mounds
	x	Sand/gravel on site
	x	Marsh/open country/shrub
	x	Winter Deer yards
x		Corridor from pond to woods (amphibian movement)
	x	Bat corridor (shorelines, escarpments)
	x	Bat hibernacula (caves, mines, crevices, etc.)

Aquatic Features: None observed

	x	Pond (woods)	emergents
	x	Pond (open)	emergents
x		Water in woodland	flowing x
	x	Nat. Stream	flowing
x		Swale	flowing slow
	x	Open Drain	flowing
	x	Seeps	flowing
	x	River	

sumergents	
sumergents	
dry	
dry	
dry	
dry	

logs	
logs	
pools	x
pools	
pools	x
pools	
pools	

temp.	
temp.	

Incidental Observations/Notes:

butternut may need leaf-on assesment
swamp, cuw, and froest communities in wooded patch.
1 crayfish mound observed and photographed with point

Appendix C

Significant Wildlife Habitat Assessment

Identification of Significant Wildlife Habitat

SEASONAL CONCENTRATION AREAS OF ANIMALS

Wildlife Habitat	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Waterfowl Stopover and Staging Areas (Terrestrial)	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Waterfowl Stopover and Staging Areas (Aquatic)	Yes – a Silver Maple Swamp (SWD3-2 - Community 1) is present within the Study Area.	No ponds, large marshes, or watercourses large enough to support stopovers during migration. The SWD3-2 community is not of sufficient size to support large aggregations of waterfowl, nor does it have abundant food supply.	No	No	N/A	No	No
Shorebird Migratory Stopover Area	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Raptor Wintering Area	Yes – a combination of Cultural Woodland (CUW1 – Community 2) and forested communities (FOD5-3 – Community 3 and FOD5-6 – Community 4) are present within the Study Area. No adjacent shoreline or large rivers or lakes for Bald Eagle.	Natural areas in the vicinity of the Study Areas are less than 20 ha in size and do not support a combination of forested and upland ecosites.	No	No	N/A	No	No
Bat Hibernacula	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Bat Maternity Colonies	Yes - Forested communities (FOD5-3 – Community 3, FOD5-6 – Community 4, and SWD3-2 - Community 1 are present within the Study Area.	Deciduous forest stands containing large diameter snag trees (i.e., >25 cm DBH) occurring at sufficient densities (i.e., >10 snags/ha) to support maternity colonies may occur within the Study Area.	Yes	Yes	Further studies following methods described in the “Bats and Bat Habitats: Guidelines for Wind Power Projects” are required to determine the presence of this habitat type.	Candidate	Candidate
Turtle Wintering Areas	Yes – a Silver Maple Swamp (SWD3-2 - Community 1) is present within the Study Area.	Over-wintering sites are large wetlands with water deep enough not to freeze. The SW community does not provide suitable turtle wintering habitat.	No	No	N/A	No	No
Reptile Hibernaculum	All other than very wet ones.	Potentially suitable rockpiles are located within the Subject Lands.	Yes	Yes	Further studies are required to determine presence of this habitat type.	Candidate	Candidate
Colonially-Nesting Bird Breeding Habitat (Bank and Cliff)	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

SEASONAL CONCENTRATION AREAS OF ANIMALS

Wildlife Habitat	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Colonially-Nesting Bird Breeding Habitat (Trees/Shrubs)	Yes – a Silver Maple Swamp (SWD3-2 - Community 1) is present within the Study Area.	No nests or heronries observed in live or dead standing trees in wetland communities.	No	No	N/A	No	No
Colonially-Nesting Bird Breeding Habitat (Ground)	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Migratory Butterfly Stopover Areas	Yes - Forested communities (FOD5-3 – Community 3 and FOD5-6 – Community 4) are present within the Study Area.	A butterfly stopover area will be >10 ha in size, with a combination of forest and field ecosites, and be located within 5 km of Lake Erie or Lake Ontario. Criteria are not met due to the lack of forested ecosites within the Study Area. Furthermore, the Study Area is located greater than 5 km from Lake Ontario and Lake Erie.	No	No	N/A	No	No
Landbird Migratory Stopover Areas	Yes - Forested communities (FOD5-3 – Community 3 and FOD5-6 – Community 4) are present within the Study Area.	Subject Lands are located >5km from Lake Erie or Lake Ontario.	No	No	N/A	No	No
Deer Yarding Areas	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Deer Winter Congregation Areas	Yes - Forested communities (FOD5-3 – Community 3 and FOD5-6 – Community 4) are present within the Study Area.	No woodlots >100 ha in size. Mapping from MNR GEO database does not identify any deer wintering areas within the Study Area.	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

RARE VEGETATION COMMUNITIES

Rare Vegetation Community	Suitable ELC Ecosite Code	Habitat Description	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Cliffs and Talus Slopes	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Sand Barren	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Alvar	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Old Growth Forest	Yes - forested communities (FOD5-3 – Community 3, FOD5-6 – Community 4, and SWD3-2 - Community 1) are present within the Study Area.	The communities within the Subject Lands do not meet the criteria for old growth.	No	No	N/A	No	No
Savannah	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Tallgrass Prairie	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Other Rare Vegetation Communities	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

SPECIALIZED HABITATS OF WILDLIFE CONSIDERED SWH

Wildlife Habitat	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Waterfowl Nesting Area	Yes – a Silver Maple Mineral Deciduous Swamp (SWD3-2 - Community 1) is present within the Study Area.	Upland habitats are not at least 120 m wide.	No	No	N/A	No	No
Bald Eagle and Osprey Nesting, Foraging, and Perching Habitat	Yes - Forested communities (FOD5-3 – Community 3, FOD5-6 – Community 4, and SWD3-2 - Community 1) are present within the Study Area.	There are no suitable lakes, ponds or rivers located within the Study Area.	No	No	N/A	No	No
Woodland Raptor Nesting Habitat	Yes - Forested communities (FOD5-3 – Community 3, FOD5-6 – Community 4, and SWD3-2 - Community 1) are present within the Study Area.	The forest stand is not >30 ha with >10 ha of interior habitat.	No	No	N/A	No	No
Turtle Nesting Areas	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Springs and Seeps	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Amphibian Breeding Habitat (Woodland)	Yes - Forested communities (FOD5-3 – Community 3, FOD5-6 – Community 4, and SWD3-2 - Community 1) are present within the Study Area.) are present within the Study Area.	There are no breeding pools located within the suitable vegetation communities, however this habitat may be present within the adjacent lands of the Study Area.	No	Yes	N/A	No	Candidate
Amphibian Breeding Habitat (Wetlands)	Yes – a Silver Maple Swamp (SWD3-2 - Community 1) is present within the Study Area.	The SW is not isolated from woodland ecosites and no breeding pools suitable for aquatic species were present.	No	No	N/A	No	No
Woodland Area-Sensitive Bird Breeding Habitat	Yes - Forested communities (FOD5-3 – Community 3, FOD5-6 – Community 4, and SWD3-2 - Community 1) are present within the Study Area.	Woodlots are not >30 ha.	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

HABITATS OF SPECIES OF CONSERVATION CONCERN

Species	Suitable ELC Ecosite Code	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Marsh Breeding Bird Habitat	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Open County Bird Breeding Habitat	No – Suitable vegetation communities are not present within the Study Area.	N/A	No	No	N/A	No	No
Shrub/Early Successional Bird Breeding Habitat	Yes – a Cultural Woodland (CUW1 – Community 2) is present within the Study Area.	Large fields succeeding to shrub and thicket habitats >10 ha in size are not present.	No	No	N/A	No	No
Terrestrial Crayfish	Yes – a Silver Maple Swamp (SWD3-2 - Community 1) is present within the Study Area.	Usually the soil is not too moist so that the tunnel is well formed.	Candidate	No	A crayfish burrow was observed in the CUW1 community, near the edge of the SWD3-2 community. The SWD2 ecosite is SWH.	Confirmed	No

Identification of Significant Wildlife Habitat

HABITATS OF SPECIES OF CONSERVATION CONCERN – SPECIAL CONCERN AND RARE WILDLIFE SPECIES

Species	Habitat Suitability	Candidate SWH		Confirmed Presence Criteria	Confirmed SWH	
		Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Eastern Wood Pewee	The Study Area contains areas of wooded habitat that may provide suitable habitat opportunities for this species.	Yes	Yes	Two rounds of breeding bird studies will be required to determine habitat presence of this species within the Subject Lands.	Candidate	Candidate

Identification of Significant Wildlife Habitat

ANIMAL MOVEMENT CORRIDORS

Wildlife Habitat	Suitable ELC Ecosite Code	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
		Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Amphibian Movement Corridors	Wetland breeding habitat may be present within the wetland community located within the Subject Lands.	No	No	N/A	No	No
Deer Movement Corridors	No – Suitable habitat is not present within the Study Area.	No	No	N/A	No	No

Identification of Significant Wildlife Habitat

SIGNIFICANT WILDLIFE HABITAT EXCEPTIONS FOR ECODISTRICTS WITHIN ECOREGION 6E

Wildlife Habitat	Ecosites	Habitat Suitability	Candidate SWH		SWH Defining Criteria	Confirmed SWH	
			Subject Lands	Adjacent Lands		Subject Lands	Adjacent Lands
Mast Producing Areas	Yes - Forested communities (FOD5-3 – Community 3 and FOD5-6 – Community 4) are present within the Study Area.	Forested habitat is not >30 ha in size.	No	No	N/A	No	No
Lek	No – Suitable vegetation communities are not present within the Study Area.	Site is in MUNICIPALITY, within Ecodistrict 6E-17.	No	No	N/A	No	No