



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	B-24:73	SUBJECT PROPERTY:	166 Sulphur Springs Road, Ancaster
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APPLICANTS: Owner: Laura Holbrook & Ronald Holbrook
Applicant: Laura Holbrook

PURPOSE & EFFECT: To facilitate the conveyance of a parcel of land to be merged with the severed lands from concurrently submitted consent for 168 Sulphur Springs Rd (B-24:74) to create a vacant residential building lot and the retained lands will contain the existing dwelling which is intended to remain.

	Frontage	Depth	Area
SEVERED LANDS:	18.73 m [±]	58.23 m [±]	910.4 m ^{2±}
RETAINED LANDS:	9.00 m [±]	160 m [±]	5720 m ^{2±}

Associated Planning Act File(s): B-24:74

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Tuesday, November 26, 2024
TIME:	2:50 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment

B-24:73

- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

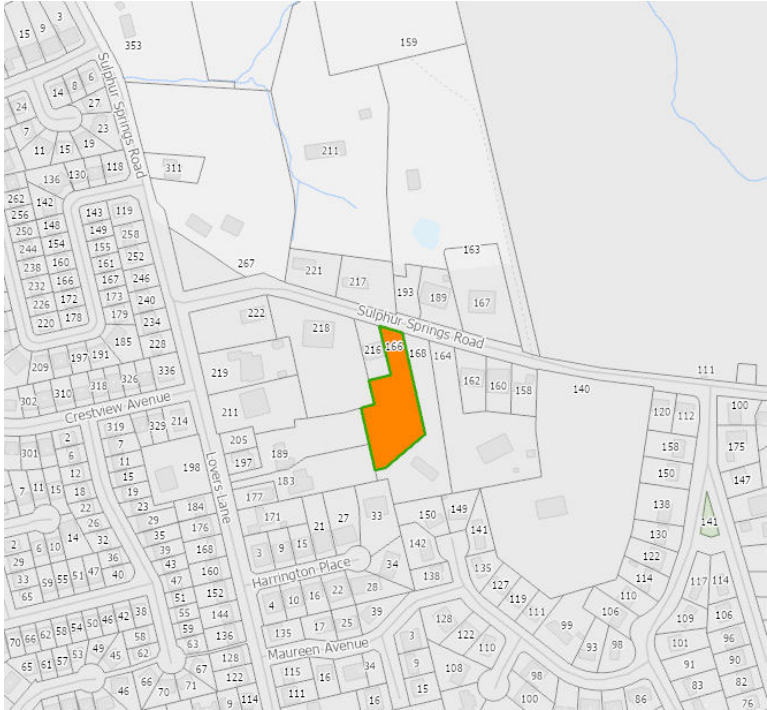
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **November 22, 2024**

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **November 25, 2024**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:73, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



 **Subject Lands**

DATED: November 7, 2024

**Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment**

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

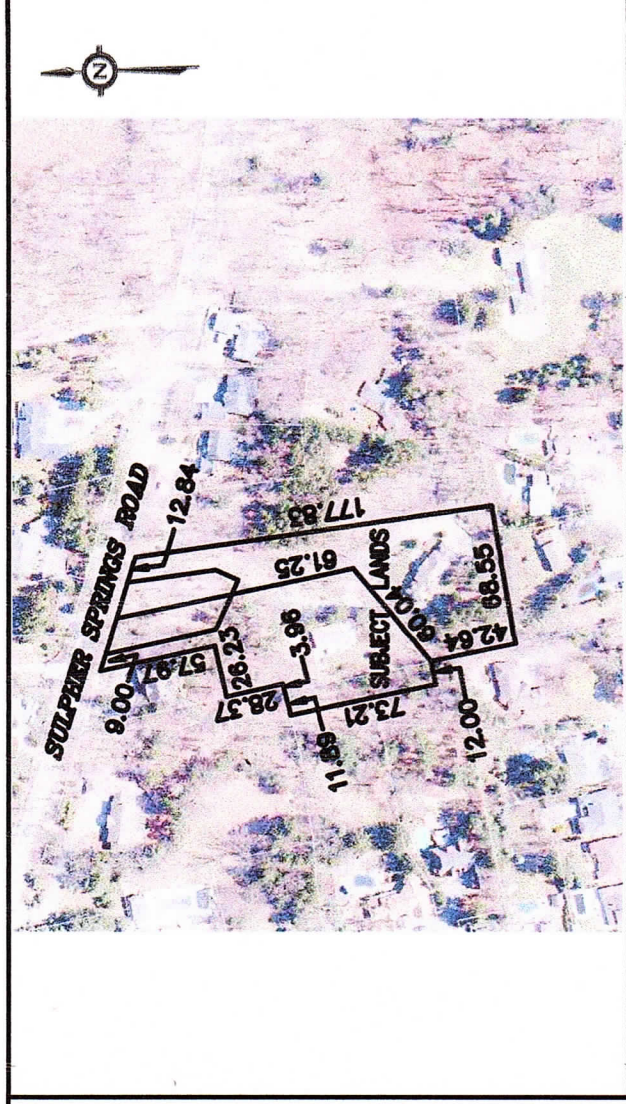
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



ADDRESS: 166 & 168 SULPHER SPRINGS ROAD

SEVERANCE SKETCH OF
**PART OF LOT 43
 CONCESSION 2**
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 IN THE
CITY OF HAMILTON

SCALE & NOTES
 Scale 1:400



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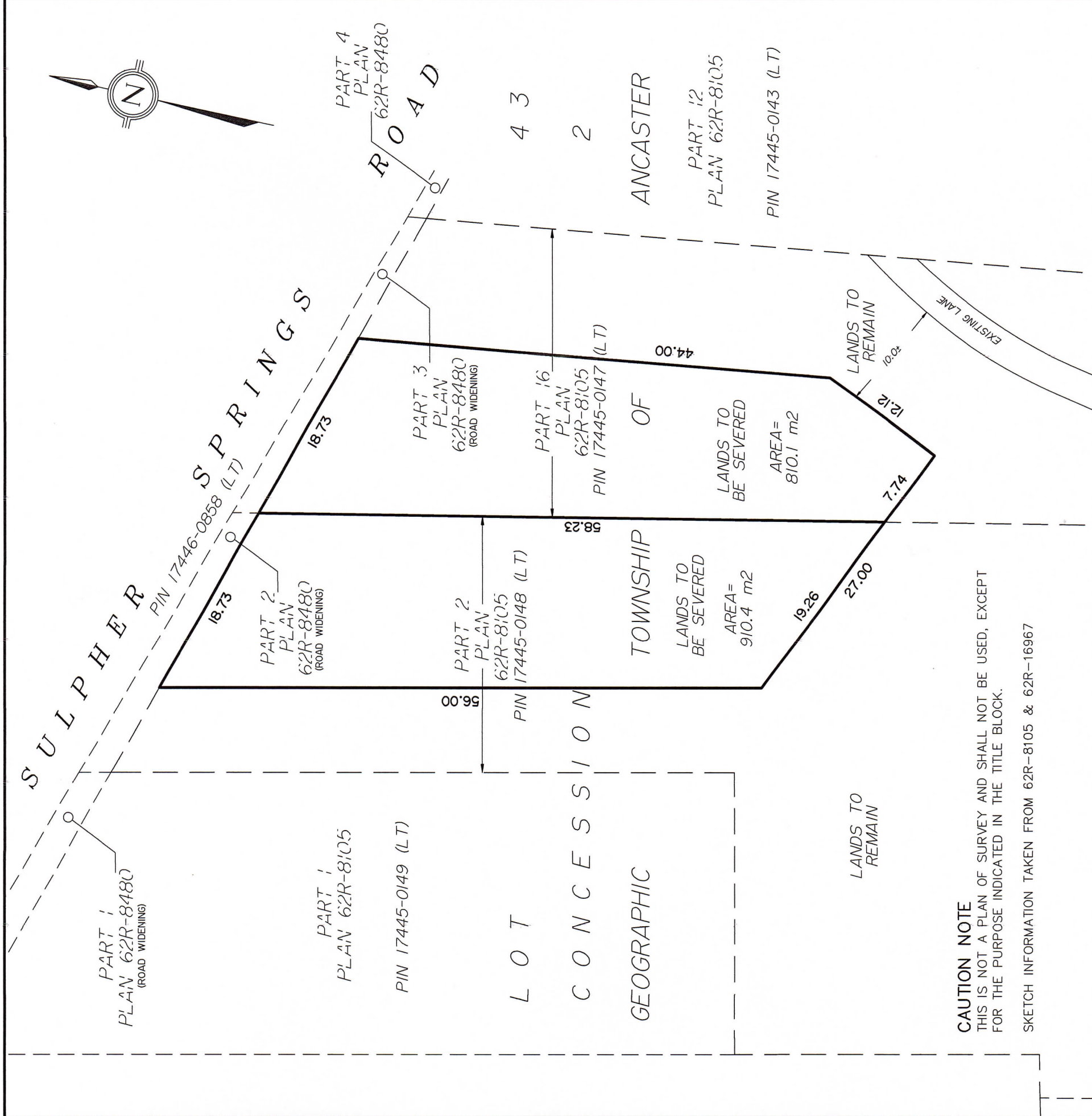
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 TO FEET BY DIVIDING BY 0.3048

OCTOBER 15, 2024

ERIC G. SALZER
 O.L.S., O.L.I.P.

DWN BY: EWA
 CHK BY: EGS
 JOB No. 24-3296

Barich Grenkie
 Surveying Ltd.
 297 HWY No. 8 (UNIT 101) - STONEY CREEK, ON
 L8G 1E5 (905) 662-6767
 A DIVISION OF GEOMAPLE





FINAL

Environmental Impact Study

166 & 168 Sulphur Springs Road, Hamilton, Ontario

Prepared for:

**Laura Holbrook & Tracey
McLeod**

166-168 Sulphur Springs Road
Hamilton, ON L9G 4T7

September 10, 2024

Pinchin File: 343449



Environmental Impact Study
166-168 Sulphur Springs Road, Hamilton, ON
Laura Holbrook & Tracey McLeod

September 10, 2024
Pinchin File: 343449
FINAL

Issued to: Laura Holbrook & Tracey McLeod
Contact: Laura Holbrook & Tracey McLeod, Landowners
Issued on: August 29, 2024
Pinchin File: 343449
Issuing Office: Mississauga, ON
Primary Pinchin Contact: Lili Ghasemi, Senior Project Manager
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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by the Landowners (Client) to conduct an Environmental Impact Study (EIS) of the subject property, located at 166-168 Sulphur Springs Road, Hamilton, Ontario (Site), pursuant to proposed severance. The location of the Site with general surrounding area is shown on Figure 1 in **Appendix A**. The Client intends to sever a portion of the subject properties for future residential development.

The Site, approximately 0.17 hectares in area and slated for land severance, is currently vacant. Natural heritage features include woodlands. The Site and its immediately surrounding area extending outward 120 m, as the identified Study Area for this EIS, is depicted on Figure 2 in **Appendix A**. According to the Client's agency consultation, an EIS is required by the City of Hamilton for the proposed severance application.

This EIS report was prepared to: identify key natural heritage features present on, or immediately adjacent to, the Site and characterize their ecological functions; evaluate potential environmental effects of the development proposal on the natural features that might reasonably be expected; and provide recommendations of mitigation measures to avoid or otherwise mitigate potential impacts. This EIS has been conducted according to the City of Hamilton Official Plan (2023). Additionally, the EIS has required consistency with applicable provincial and regional policies, including the Provincial Policy Statement (2014), Niagara Escarpment Plan (2017), and *Endangered Species Act* (2007).

2.0 POLICY CONTEXT

The following provincial, regional, and municipal legislation and policies were reviewed prior to evaluation of the natural heritage features and functions of the Site and adjacent area:

- Provincial Policy Statement (2020);
- City of Hamilton Official Plan (2023); and
- Niagara Escarpment Plan (2017);

The sections below provide a summary of the above legislation and policies applicable to the development planning of the Site.

2.1 Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) sets a policy foundation for regulating development and land use in the Province of Ontario. It sets out guidelines for development while protecting resources of interest to the province, public health and safety and the quality of the natural environment (Ministry of Municipal Affairs and Housing, 2020). The PPS does support development and improved land use for planning, management, and growth, but it does so in ways to enhance communities through efficient land use and environmental management and protection.



Section 1.1.1 of the PPS sets out the requirement for planning authorities to guide and regulate land use to ensure resilient development and effective land-use patterns. This process is accomplished by promoting and sustaining healthy, vibrant, and secure communities through:

- a) Promoting development and land use patterns that conserve biodiversity (section 1.1.1h); and
- b) Preparing for the regional local impacts of a changing climate (section 1.1.1.i).

Section 1.8.1 identifies that planning authorities support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns that:

- a) Promote design and orientation that maximizes energy efficiency and conservation and considers the mitigating effects of vegetation and green infrastructure.

Section 2 of the PPS provides direction for wise use and management of resources by conserving and protecting natural areas and their features to their benefit. Section 2.1 stipulates that the natural features and areas are to be protected for the long term. Section 2.1 also states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, are to be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.

As the Study Area falls within Ecoregion 7E (Lake Erie – Lake Ontario Ecoregion), development and site alteration shall not be permitted that affect significant wetlands and significant coastal wetlands.

Development and site alteration shall not be permitted, unless it has been demonstrated that there will be no negative impacts on these natural features or their ecological functions:

- a) significant woodlands in Ecoregions 7E (excluding islands in Lake Huron and the St. Mary's River);
- b) significant valleylands in Ecoregions 7E (excluding islands in Lake Huron and the St. Mary's River);
- c) significant wildlife habitat;
- d) significant areas of natural and scientific interest; and
- e) Coastal Wetlands in Ecoregion 7E that are not subject to policy 2.1.4 (b)

Development and Site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Section 2.0 notes that development and site alteration shall not be permitted on land adjacent to the natural heritage features and areas unless the ecological function of the adjacent lands has been demonstrated and that there will be no negative impacts on their features or functions.



The PPS provides overall policy direction and should be read in conjunction with other provincial and municipal plans. Where the policies from various plans overlap, the more stringent policy applies unless otherwise stated.

2.2 Urban Hamilton Official Plan

The Urban Hamilton Official Plan (UHOP) is the Official Plan for the amalgamated communities of Ancaster, Dundas, Flamborough, Glanbrook, Hamilton, and Stoney Creek. The UHOP came into effect in November 2022, and includes policies to guide land use and development for the City of Hamilton (City of Hamilton, 2022). The Site is classified as “Core Area” under Schedule B of **Appendix B**. The Site is also classified as “Key Natural Heritage Feature Significant Woodlands” under Schedule B-2 of **Appendix B**. The Natural Heritage System, identified on Schedule B, consists of the Niagara Escarpment Plan area, and Core Areas and Linkages identified by the City of Hamilton. The City shall focus on protecting and enhancing the natural heritage system through stewardship, education and awareness, land use planning policies, habitat restoration and management, and acquisition, as noted in Section 2.0. As noted in section 2.2.2, the boundaries of Core Areas and Linkages, shown on Schedule B - Natural Heritage System, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, watershed studies or other appropriate studies accepted by the City without an amendment to this Plan.

Section 2.3.2 details core Areas include key natural heritage features, key hydrological features, and provincially significant and local natural areas. Core Areas are the most important components in terms of biodiversity, productivity, and ecological and hydrological functions. Section 2.3.3 details the natural features and ecological functions of Core Areas shall be protected and where possible and deemed feasible to the satisfaction of the City enhanced. To accomplish this protection and enhancement, vegetation removal and encroachment into Core Areas shall generally not be permitted, and appropriate vegetation protection zones shall be applied to all Core Areas.

Generally, permitted uses in Core Areas shall include the following types, provided that negative impacts have been avoided or at least minimized, noted in Section 2.5.1:

- a) forest, fish and wildlife management;
- b) conservation or flood erosion projects;
- c) existing uses;
- d) passive recreation uses and small-scale structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the negative impacts of those features should be minimized; and
- e) infrastructure projects.



New development and site alteration shall not be permitted within significant woodlands, significant valleylands, significant wildlife habitat, and significant areas of natural and scientific interest unless it has been demonstrated that there would be no negative impacts on the natural features or on their ecological functions, as per section 2.5.4.

Additionally, new development and site alteration shall not be permitted on adjacent lands to the natural heritage features, unless the ecological function of the adjacent lands has been evaluated and it is demonstrated that there shall be no negative impacts on the natural features or their ecological function, as noted in Section 2.5.5 of the UHOP.

Noted in section 2.5.8, new development or site alteration requires, prior to approval, the submission and approval of an Environmental Impact Statement which demonstrates to the satisfaction of the City and the relevant Conservation Authority that:

- a) There shall be no negative impacts on the Core Area's natural features or their ecological functions;
- b) Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and ground water, plants and wildlife across the landscape and
- c) The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible.

An Environmental Impact Statement shall propose a vegetation protection zone that:

- a) has sufficient width to protect the Core Area and its ecological functions from impacts of the proposed land use or site alteration occurring during and after construction, and where possible and deemed feasible to the satisfaction of the City, restores or enhances the Core Area or its ecological functions or both (2.5.9); and
- b) is established to achieve, and be maintained as, natural self-sustaining vegetation (2.5.9).

The Site is classified as "Urban Area" under Schedule A, as shown in **Appendix B**. As noted in section 1.1.1 of the OP, any development within the Niagara Escarpment Plan Area, as shown on Schedule A – Provincial Plans, shall meet the requirements of this Plan and the Niagara Escarpment Plan. 6. As noted in Section 1.16 of the UHOP, to minimize the impact and further encroachments in the Escarpment environment, for those lands located within the Niagara Escarpment Plan Area, the following policies are applicable:

- a) The design of the development shall be compatible with the visual and natural environment;
- b) Setbacks and screening adequate to minimize the visual impact of development on the Escarpment landscape shall be required;



- c) No new lots shall be created in Escarpment Natural or Protection Areas unless such lot creation is for the purposes of correcting conveyances, enlarging existing lots or acquisition by a public body or authority, and to allow surplus farm dwelling severances in the Escarpment Protection or Escarpment Rural Areas; and
- d) Within the Escarpment designations Natural Area, Protection Area and Rural Area, amendments shall not be permitted for urban uses or redesignations to Minor Urban Centre, Urban Area or Escarpment Recreation Area.

The Site is classified as “Neighbourhood” under Schedule B, as shown in Appendix B. Neighbourhoods are to primarily consist of residential uses and complementary facilities and services intended to serve the residents. Those facilities and services may include parks, schools, trails, recreation centres, places of worship, small retail stores, offices, restaurants, and personal and government services.

2.3 Niagara Escarpment Plan

The Niagara Escarpment Plan emerged from a planning process set out by the Niagara Escarpment Planning and Development Act to ensure the area would be protected. The framework sets out to strike a balance between development and protection of the Niagara Escarpment (Ontario, 2017). Within the Plan Maps section, the Site and Study Area are zoned as “Urban Area”, as shown in Map 2 of Appendix B. Development within Urban Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas. Growth and development in Urban Areas shall be compatible with and provide for:

- a) the protection of natural heritage features and functions;
- b) the protection of hydrologic features and functions;
- c) the protection of agricultural lands, including prime agricultural areas;
- d) the conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;
- e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
- f) sustainable use of water resources for ecological and servicing needs; and
- g) compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning.

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive. Proposed uses and the creation of new lots may be permitted within Urban Areas subject to conformity with Part 2, Development Criteria, the Development Objectives and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.



New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.

3.0 STUDY METHODOLOGY

3.1 Background Review and Agency Consultation

Pinchin conducted a background assessment of available information sources relating to the Study Area before doing our site reconnaissance. Included in the review were natural heritage features present on the Study Area, historical species occurrences available from the NHIC, existing wildlife data records, Species of Conservation Concern lists, and other relevant information. The Hamilton Natural Areas Inventory Project 3rd Edition was also reviewed for this report. Additionally, information and documents available from the Client, including site history and site survey, were also reviewed for this Site. The EIS report was completed in accordance with applicable policies and guidelines of the Urban Hamilton Official Plan (2013). Additionally, the EIS was completed in consistency with the provincial policies including the Provincial Policy Statement (2020), and Niagara Escarpment Plan (2017). Those documents reference the Ministry of Natural Resources and Forestry's (MNRF) Natural Heritage Reference Manual, PPS, Ontario Regulation 41/24 under the *Conservation Authorities Act*, and *Endangered Species Act*, all of which were reviewed for this report. Natural heritage resources with the potential to be present on the Study Area were identified from:

- Assessment of habitat through aerial photographs and online mapping:
 - Land Information Ontario (MNRF, 2020a); and
 - Google Earth.
- Review of historical occurrence records for Species of Conservation Concern within or adjacent to the Study Area:
 - Natural Heritage Information Centre (MNRF, 2024b);
 - Atlas of the Breeding Birds of Ontario (BSC, 2024);
 - Atlas of the Mammals of Ontario (Dobbyn, 1994);
 - Ontario Reptile and Amphibian Atlas (ON, 2024);
 - Ontario Butterfly Atlas (TEA, 2024);
 - Aquatic Species at Risk Map (DFO, 2024)
 - Ontario Regulation 230/08 Species at Risk in Ontario List (COSSARO, 2020); and
 - Provincial and federal assessments, recovery strategies, and management plans.



3.2 Field Assessment

3.2.1 Vegetation Surveys

Vegetation communities within the Study Area were assessed and described using the provincial Ecological Land Classification system. The *Ecological Land Classification for Southern Ontario: First Approximation and its Application* and the Second Approximation (Lee et al., 1998 and 2008) were referenced to classify the habitats to ecosite. Ecosites classified within the Study Area were then applied to polygons that were mapped using aerial imagery.

The vegetation communities were sampled for their structure, species composition, distribution, and habitat characteristics. This information was supplemented by floristic surveys at the time of each visit. Species names generally follow the nomenclature of Flora Ontario (Newmaster and Ragupathy, 2012) and the NHIC.

3.2.2 Woodland Assessment

The City of Hamilton does not have its own evaluation criteria for significant woodlands, and instead defers to the criteria established by the MNRF in its Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement. For municipalities with woodland cover of 15% to 30%, such as the one where the Site is located, one or more of the following criteria must be met for a woodland to be considered significant (MNRF, 2012):

- a) Woodlands 20 ha in area or larger;
- b) 2 ha of interior habitat, defined as being more than 100 m from woodland edge;
- c) 0.5 ha to 20 ha in area (depending on circumstances) and within 30 m of a significant natural feature or fish habitat;
- d) 1 ha to 20 ha in area (depending on circumstances) and located between two other significant features, each of which is within 120 m;
- e) 0.5 ha to 10 ha in area (depending on circumstances) and within 50 m of a sensitive groundwater discharge, sensitive recharge, sensitive headwater area, watercourse of fish habitat; and
- f) 0.5 ha to 10 ha in area (depending on circumstances) and older than 100 years or having rare species composition.

Each woodland evaluation criterion is discussed in Section 4.3 below.

3.2.3 Species at Risk

The *Endangered Species Act 2007* (ESA) provides protection from harm, harassment, or captures, to species listed as extirpated, endangered, or threatened on the Species at Risk Ontario List. Additional protection is provided to the habitat of endangered or threatened species on that same list.



Habitat for a species includes anywhere members of the species depend on for reproduction, rearing, hibernation, migration, or feeding; or prescribed habitat as defined in Ontario Regulation 242/08 of the General Regulation.

The likelihood of occurrence of Species at Risk was assessed qualitatively based on the ability of the habitat to meet one or more life requisites for each Species at Risk identified during the desktop assessment. If habitat suitable for Species at Risk was identified, additional survey effort was applied in that area. If incidental Species at Risk are observed, they were recorded throughout the field assessment within and adjacent to the Site.

3.2.4 Incidental Wildlife Observations

Wildlife was surveyed as part of general wildlife surveys during the field assessment. These surveys involved general coverage recording all species observations and signs, including tracks and trails, scat, burrows, dens, browse, and vocalizations. Wildlife surveys were done during the coincident surveys for vegetation communities and vascular plants. Significant wildlife habitat was assessed according to the MNRF Natural Heritage Reference Manual (MNRF 2010) and the MNRF Significant Wildlife Habitat Technical Guide (MNRF 2000).

4.0 EXISTING CONDITIONS

4.1 Landforms, Physiography, and Geology

The Site is bounded by Sulphur Springs Road to the north, residential dwellings to the east, and residential dwellings with woodlands to the south and west. The topography on the Site slopes upwards towards the southern portion of the Site. The Ontario Geological Survey classifies the bedrock of the Site as being Middle and Lower Silurian in origin, consisting of sandstone, shale, dolostone, and siltstone rocks of the Lockport Formation (Ontario Geological Survey, 1991).

The Study Area is situated within Ecodistrict 7E-3, also known as the Grimsby Ecodistrict. This ecodistrict extends from the community of Campbellville in the north, then around the western tip of Lake Ontario to the community of Queenston, and ends at the United States border in the east. The ecodistrict is dominated by 60% pasture/cropland, 20% settlement, 14% deciduous forest, 4% other natural areas, and 2% other features.

The substrate within this ecodistrict is 73% gray/brown luvisol, 18% gleysol, 6% urban, and 3% other types. A detailed review and analysis of the vegetation communities and potential natural heritage features on and surrounding the Site is provided in Section 4.2.

4.2 Vegetation Surveys

4.2.1 Vascular Plants

A summer season field assessment was conducted on July 25, 2024, to assess the natural features present on the Site within the Study Area. A map of the natural heritage features present on the Site as the Study Area is provided on Figure 2 in **Appendix A**. The weather during field assessments was 24°C and sunny. A full vascular plant species inventory as observed on the Site during the field assessment program throughout the Site is provided in Table 1 in **Appendix D**.

4.2.2 Vegetation Communities

In total, four communities were identified within the Study Area: Sugar Maple Deciduous Woodland, Single Family Residential, Dry – Fresh Pine – Sugar Maple Mixed Forest, and Transportation. Each vegetation community is described below, and a map of their locations is provided on Figure 3 in **Appendix A**. Selected Site photographs from the field assessment as described below are provided for reference in **Appendix E**.

Sugar Maple Deciduous Woodland (WODM4-3) covers the entire Site. It is bounded by Sulphur Springs Road to the north and single-detached residences to the east and west. The community is dominated by Sugar Maple (*Acer saccharum*), with lesser amounts of White Ash (*Fraxinus americana*), Red Pine (*Pinus resinosa*), Black Cherry (*Prunus serotina*), White Spruce (*Picea glauca*), American Elm (*Ulmus americana*), Large-toothed Aspen (*Populus grandidentata*), Horse Chestnut (*Aesculus hippocastanum*), Sycamore (*Platanus occidentalis*), and Silver Maple (*Acer saccharinum*). The ground and understory layers are composed of Maple-leaf Viburnum (*Viburnum acerifolium*), Lesser Periwinkle (*Vinca minor*), Virginia Creeper (*Parthenocissus quinquefolia*), Poison Ivy (*Toxicodendron radicans*), Garlic Mustard (*Alliaria petiolata*), Herb-Robert (*Geranium robertianum*), Wood Fern (*Dryopteris intermedia*), Goutweed (*Aegopodium podagraria*), Staghorn Sumac (*Rhus typhina*), and Canada Goldenrod (*Solidago canadensis*). Several walking paths are found throughout this community. A large patch free of any trees was also found in the central portion of the Site. This treeless area is the intended location of any future residential development, as it has lowest potential for adverse ecological effects.

Single Family Residential (CVR_3) is located to the north, south, east and west of the Site. It comprises single-family residences with associated amenities and driveways.

Dry – Fresh Pine – Sugar Maple Mixed Forest (FOMM2-2) is located east of the Site. It is dominated by Sugar Maple and Red Pine with lesser amounts of White Ash, Black Cherry, White Spruce (*Picea glauca*) and American Elm. The understory and ground layers are very similar in composition to the Sugar Maple Deciduous Woodland.

Transportation (CV1_1) is found north of the Site and consists of Sulphur Springs Road.



4.3 Woodland Assessment

As described in Section 3.2.2, the City of Hamilton does not have its own evaluation criteria for significant woodlands, and instead defers to the MNRF criteria we have listed.

Based on the MNRF significant woodland assessment criteria listed in Section 3.2.2, the Sugar Maple Deciduous Woodland on the Site and the Dry – Fresh Pine – Sugar Maple Mixed Forest within the Study Area would not be considered a candidate significant woodland. The woodland, with aerial canopy cover of approximately 4 ha, is smaller than 20 ha, has less than 2 ha of interior habitat, is not located within 30 m of fish habitat or a significant natural feature, and does not provide habitat to old or rare vegetation. As described in Schedule B-2 of the UHOP, the Site is identified as a Key Natural Heritage Feature Significant Woodland, but the Site does not meet the provincial standards of significant woodland. Further, though the Site is situated in a woodland, there exists a natural clearing with sparse trees, as shown in **Appendix C**. It is anticipated that only a limited number of individual trees will need to be removed for potential future development. Mitigation measures are discussed further in Section 7.0.

4.4 Incidental Wildlife Observations

The following incidental wildlife were observed based on their sound, sight, scat, or a combination during the subsequent field surveys for vegetation on the Site and within the Study Area: American Crow (*Corvus brachyrhynchos*), Blue-Jay (*Cyanocitta cristata*), Black-capped Chickadee (*Poecile atricapillus*), Northern Cardinal (*Cardinalis cardinalis*), Northern Flicker (*Colaptes auratus*), Red-breasted Nuthatch (*Sitta canadensis*), Chipmunk (*Tamias striatus*), and White-tailed Deer (*Odocoileus virginianus*). Nearly all of species observed are common in the suburban environment, owing to the variety of ecosites in the area, and have adapted to various habitats. The exception is the Red-breasted Nuthatch, which is classified as Uncommon per the Hamilton Natural Area Inventory. Should the Site be developed in the future, a breeding bird survey is recommended prior to development.

4.5 Species at Risk Screening

A comprehensive Species at Risk (SAR) screening identified a total of 41 SAR as having potential to inhabit the Study Area, based on background review of the NHIC records and other available data sources for the Study Area surrounding the Site. Information about those 41 species screened, including the listing status, last observed date and sources used to identify their presence in the Study Area, and their habitat requirements, is provided in the Species at Risk Screening Table in **Appendix F**. Based on the background review and field assessment, Pinchin determined that habitat suitable for ten of the SAR is available within the Study Area, but confirmed observations of none of those species have been made in the Study Area.

The deciduous woodland on the Site may offer suitable habitat to five avian SAR, including Chimney Swift (*Chaetura pelagica*), Hooded Warbler (*Wilsonia citrina*), Eastern Wood-pewee (*Contopus virens*), Red-headed Woodpecker (*Melanerpes erythrocephalus*), and Wood Thrush (*Hylocichla mustelina*). These birds utilize different layers in the canopy or ground cover throughout the swamp for nesting habitat. None of these avian SAR were observed during the field survey.

One SAR plant species with potential habitat in the area is the Butternut (*Juglans cinerea*). This tree usually grows alone or in small groups in deciduous forests with moist, well-drained soil. It does not do well in the shade, and often grows in sunny openings and near forest edges. No SAR trees were observed during the field surveys.

Four SAR bats have potential to inhabit the Site: the Little Brown Bat (*Myotis lucifugus*), Eastern Small-footed Bat (*M. leibii*), Northern Long-eared Myotis (*M. septentrionalis*), and Tricoloured Bat (*Pipistrellus subflavus*). Those bats will often roost in attics, abandoned buildings, barns, and dead trees or snags where they can raise their young. The woodland on the Site could provide suitable habitat. Based on fieldwork results, no snags were observed within the Site, but the surrounding area has the potential to provide habitat for these bat species. Bat surveys were not completed as part of this assessment and none were incidentally observed during field surveys.

Recommendations and mitigation measures to protect SAR on the Site are provided in section 7.0 below.

4.6 Significant Wildlife Habitat Screening

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNRF, 2015) was consulted to screen the wildlife habitat for significance in the Study Area. Field assessments were also undertaken to assess the quality of the habitat in relation to Significant Wildlife Habitat (SWH). Assessment results aided the determination of absence of potential SWH in the Study Area.

Based on observations during the desktop background review and vegetation surveys, SWH types were either not present or unlikely within the Study Area. A detailed SWH screening for the Study Area has been conducted according to the MNRF's Significant Wildlife Habitat Criteria and can be found in the Significant Wildlife Habitat Screening Table 2 in **Appendix F**.

4.7 Natural Heritage System and Ecological Connectivity

The Site and Study Area are in a suburban area of Hamilton, surrounded by Sulphur Springs Road to the north, residential dwellings to the east, and residential dwellings with woodlands to the south and west. Looking at the surrounding landscape, the Site is connected to other neighbouring woodland communities. The woodlands found on the Site and Study Area act as a source of habitat for a variety of species within the surrounding area. It also provides a source of foraging and traversal for plant and wildlife dispersal. Although, the roadway and residential dwellings create barriers for wildlife movement and decreases the ecological value of the woodlands.



Overall, the woodlands on the Site and Study Area offers moderate ecological value. Mitigation measures to protect the wildlife within the woodland are found in section 7.0 below.

5.0 PROPOSED DEVELOPMENT

The Site, approximately 0.17 of a hectare in area is slated for land severance and is currently vacant. Natural heritage features include a woodland. A copy of the severance plan is provided in **Appendix F** for reference. The purpose of this EIS is to understand the current constraints on the Site and within the rest of the Study Area for the proposed development, and the potential impacts of development on those areas. The impact assessment following in Section 6.0 is based on the Site Plan proposed by the Client.

6.0 IMPACT ASSESSEMENT

There are potential direct and indirect adverse impacts on natural heritage features on and adjacent to the Site from the proposed severance and potential future development, as described in Sections 6.1 and 6.2 below.

6.1 Direct Impacts

Direct impacts of the proposed severance and potential future development on natural heritage features (i.e., woodlands) would include those from the following construction aspects:

- Stripping of vegetation and topsoil on the disturbed area on the Site;
- Selective removal of trees and shrubs on the Site; and
- Displacement of wildlife on the Site.

To accommodate the proposed severance and potential future development, stripping of vegetation and topsoil will be restricted to the Sugar Maple Deciduous Woodland on the Site. The Site may provide seasonal habitat to birds and other wildlife that may use the woodland for foraging and feeding. Potential effects on wildlife can be avoided by prudent timing of vegetation and topsoil removal. The proposed severance and potential future development will be entirely contained within the existing footprint of the Site. Potential direct impacts on the Site from the proposed severance and potential future development are mainly from selective removal of trees and shrubs on the Site. The wildlife utilizing the Site will be displaced permanently post-construction.

It is anticipated that select tree removal may be required during a future development. However, the Site is situated within a natural clearing of a woodland with only a few trees present. It is suggested that a Tree Inventory and Protection Plan with tree removal or retention recommendations and a Landscape Plan with details for planting of native species be submitted prior to development, so as to document the species and number of trees that will be removed and retained, and restoration and enhancement measures to mitigate impacts.



6.2 Indirect Impacts

Potential indirect impacts on natural heritage features of adjacent woodlands, based on the proposed severance and potential future development, may include:

- Those on plants and wildlife from construction noise, dust, and vibration;
- Sedimentation of the woodland by construction activities; and
- Alteration of water quality and flow regime of the adjacent natural heritage features.

Indirect impacts on the adjacent woodland communities and associated plants and wildlife are likely limited to the species located within the Site. It is likely that, during the construction periods, birds, mammals, reptiles and other wildlife that seasonally use the woodlands for foraging and breeding may be disturbed temporarily, while over time the wildlife will likely return to the wooded areas on the Site.

Stormwater runoff from construction has potential to affect nearby natural heritage features. Development of a Stormwater Management Report with an Erosion and Sediment Control Plan for the Site is recommended prior to construction to identify ways to mitigate impacts on natural heritage features. Recommendations and mitigation measures for potential impacts of development on the Site are described in Section 7.0 below.

7.0 RECOMMENDED AVOIDANCE AND MITIGATION MEASURES

Based upon the above impact assessment conducted in accordance with the Urban Hamilton Official Plan (2013). Pinchin has identified direct and indirect impacts on the natural environment of the Site and within the Study Area, including the woodland. Proposed mitigation measures to address all potential, identified negative impacts, including recommended timing windows and other specifications for implementation, are included in this EIS. Furthermore, mitigation measures relating to protection of fencing during onsite works must be implemented prior to commencement of construction work to protect sensitive natural features. As outlined in Scheduled B-2 of the UHOP, the Site is identified as a Key Natural Heritage Feature Significant Woodland. However, the Site does not meet the provincial standards of significant woodland. Although the Site is situated in a woodland, there exists a natural clearing with sparse trees. It is anticipated that only a limited number of individual trees will be removed for development. Should removal of trees be required for future potential development, restoration and enhancement plans must be developed in a timely way and effectively implemented on the Site to prevent potential negative impacts on the natural heritage features post-construction.

Tree and vegetation removal:

- Restrict the extent of potential tree and vegetation removal within the Site to the construction footprint as much as practicable.



- To minimize or avoid impacts to breeding birds and roosting bats, remove vegetation within the Site outside of the associated breeding periods for bird and bat species between April 1 and September 30.
- Should tree removal be required, a Tree Inventory and Protection Plan is recommended to be developed for the Site and should be approved by the reviewing agencies prior to construction and site alteration.

Erosion and sediment control:

- Development of an Erosion and Sediment Control Plan, as part of the Stormwater Management Report for the construction on the Site, is recommended, to include protection measures applicable to the surrounding natural features.
- Prior to construction and site alteration, establish adequate erosion and sediment control (ESC) measures, including a sediment fencing, around the Site upgradient from the natural heritage features until the disturbed area is restored upon construction completion.
- If required, regularly conduct repairs and maintenance of the installed ESC measures until construction completion.
- Stabilize disturbed areas immediately post construction to prevent erosion and sedimentation.

Wildlife and Species at Risk encounter protocol:

- If wildlife is encountered during construction, cease work immediately and allow the animal to naturally move out of the construction zone. If the animal does not leave the area for a prolonged period, please consult with a qualified Biologist for possible response or mitigation measures.
- If an animal is injured or deceased, or if a Species at Risk is found on the Site, contact the Ministry of Environment, Conservation and Parks for guidance and handling.
- Conduct breeding bird surveys prior to development on the Site.

Restoration and enhancement:

- A Landscape Plan may be required for any restoration and enhancement on the Site. Appropriate restoration for the replaced or removed trees on the Site through this restoration plan is of utmost import minimize potential adverse effects on natural features as a result of the construction.



- The removed trees are to be compensated for by planting deciduous or coniferous trees of native species on the Site at a 1:1 ratio to provide for enhanced habitats. We suggest that considerations for placement of trees include planting deciduous trees on south- and west-facing areas to provide shade in summer and sunlight in winter, and planting conifers where they may act as wind-breaks year-round.

8.0 CONCLUSION

There are environmental opportunities and constraints identified on the Site as described in this EIS report. The assessed impacts, including direct and indirect impacts, can be avoided or otherwise mitigated through effective stormwater and environmental management measures.

With the implementation of the environmental plans sought out in this EIS and recommended Stormwater Management Plan, Tree Inventory and Protection Plan, and Landscape Plan, the proposed severance and future development would preserve the ecological functions of the adjacent natural features and enhance natural landscape on the Site through the potential installation of restoration and enhancement measures on the Site post construction.

With the above recommendations considered and diligently implemented on the Site, no adverse negative impacts on the ecological integrity of the adjacent natural heritage features will result from the proposed severance.

9.0 CLOSURE

The enclosed Environmental Impact Study has been prepared to assess the natural heritage features including the terrestrial conditions on the Site within the Study Area. The information contained herein as a result of the EIS regarding the proposed severance and future residential development is provided solely to the Client and approval agencies as a reference only.

In the event that clarifications or further information is required by the Client and approval agencies, please do not hesitate to contact the primary Pinchin contact indicated in the contact page of this document.

10.0 REFERENCES

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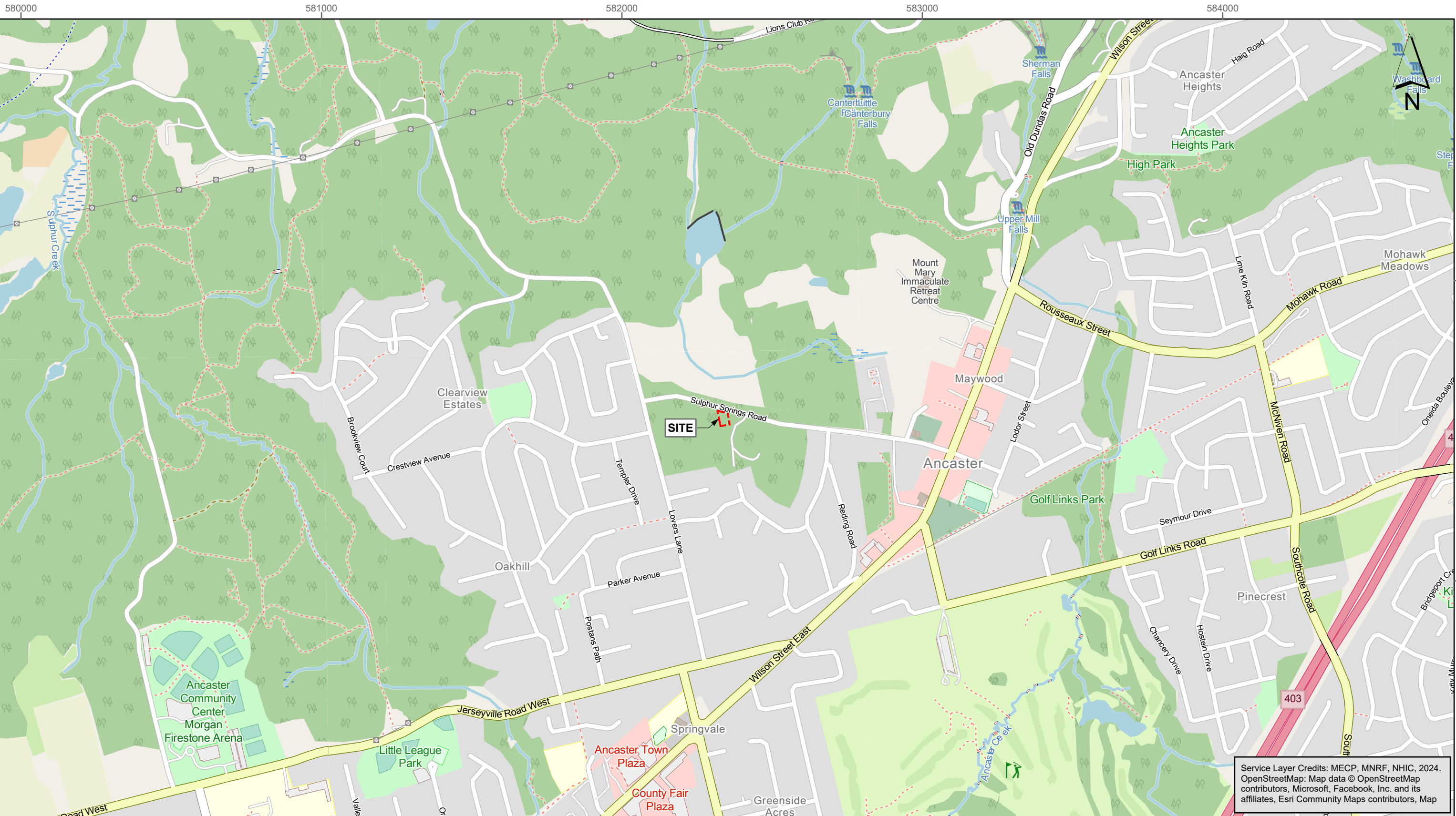


11.0 LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project. Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

343449 FINAL EIS 166 & 168 Sulphur Springs Hamilton ON Sept 10 2024

**APPENDIX A
FIGURES**



PROJECT NAME: Environmental Impact Study
CLIENT NAME: Laura Holbrook & Tracey McLeod
PROJECT LOCATION: 166-168 Sulphur Spring Road, Ancaster, Ontario
FIGURE NAME: Site Location

PROJECT NO. 343449.000
DATE: July 2024
SCALE: 1:12,000
FIGURE NO. 1

LEGEND
 Site Boundary

NOTES
 1. All features and measurements are approximate and subject to field verification. This map is for planning purposes only.
 2. Use dimensions as shown, do not scale drawing.
 3. This map is not to be used for legal purposes.

Service Layer Credits: MECP, MNRF, NHIC, 2024.
 OpenStreetMap: Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Mapbox, etc.

0 120 240 480 Metres

Coordinate System: NAD 1983 CSRS UTM Zone 17N
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS

DRAWN BY: MH REVIEWED BY: EO REVISION: 0

582200

582400

582600

4786600

4786600

4786400

4786400



Mount Mary
Wetland
Complex

LLOYMINN AVENUE

LOVERS LANE

SULPHUR SPRINGS ROAD

NOTE: ENTIRE MAP EXTENT IS WITHIN ONTARIO GREENBELT

Service Layer Credits: MECP, MNRF, NHIC, 2024.
World Imagery: Maxar, Microsoft



PROJECT NAME: Environmental Impact Study

CLIENT NAME: Laura Holbrook & Tracey McLeod

PROJECT LOCATION: 166-168 Sulphur Spring Road, Ancaster, Ontario

FIGURE NAME: Study Area

PROJECT NO. 343449.000

DATE: July 2024

SCALE: 1:1,600

FIGURE NO. 2

LEGEND

- Site Boundary
- Study Area (120 m)
- Wetland (Evaluated)
- Watercourse
- Roadway
- Topography Contours (5 m)

NOTES

1. All features and measurements are approximate and subject to field verification. This map is for planning purposes only.
2. Use dimensions as shown, do not scale drawing.
3. This map is not to be used for legal purposes.

0 15 30 60
Metres

Coordinate System: NAD 1983 CSRS UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983 CSRS

DRAWN BY: MH REVIEWED BY: EO REVISION: 0



Service Layer Credits: MECP, MNRF, NHIC, 2024.
World Imagery: Maxar



PROJECT NAME: Environmental Impact Study
CLIENT NAME: Laura Holbrook & Tracey McLeod
PROJECT LOCATION: 166-168 Sulphur Spring Road, Ancaster, Ontario
FIGURE NAME: Ecological Land Classification

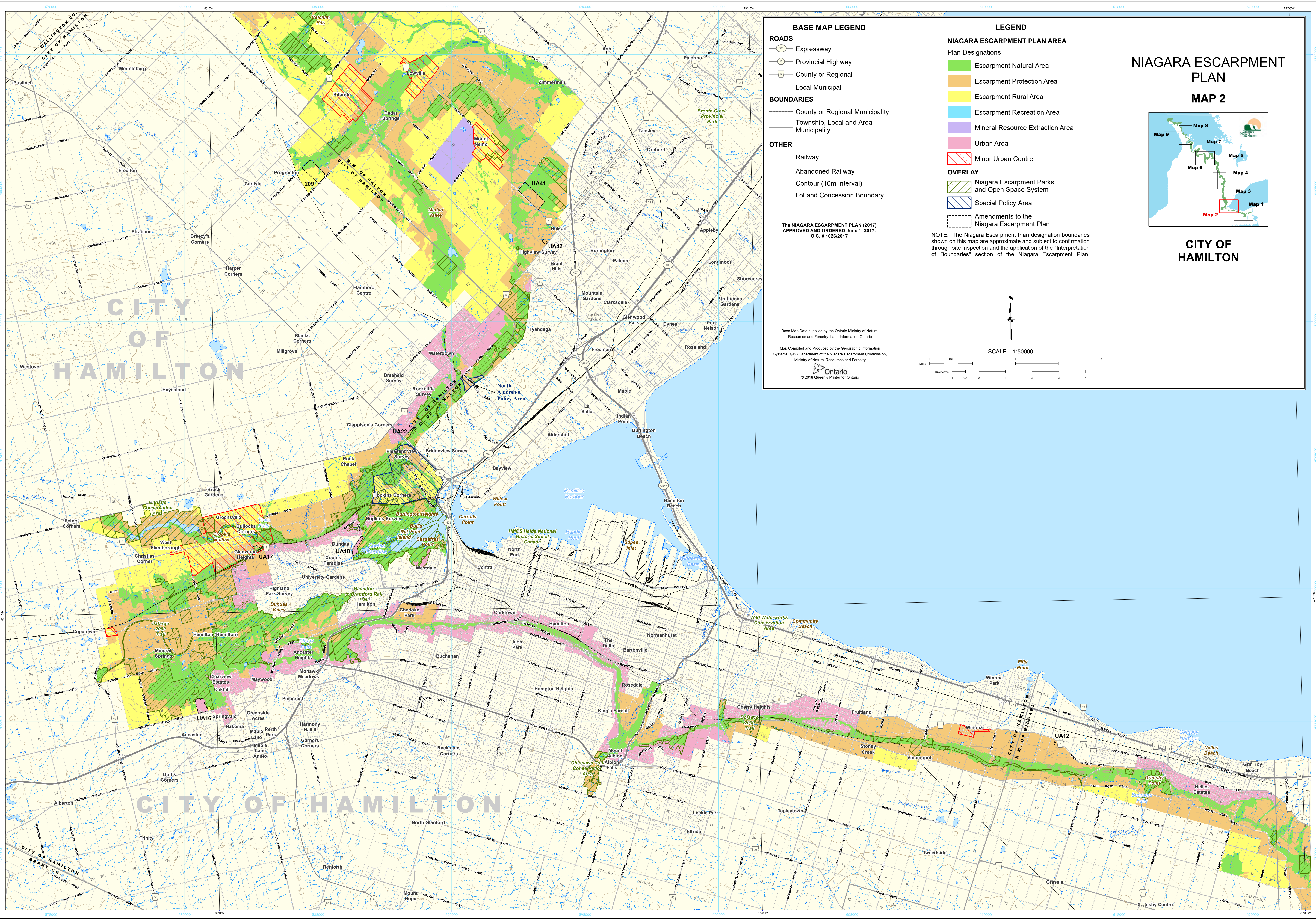
PROJECT NO. 343449.000
DATE: August 2024
SCALE: 1:1,400
FIGURE NO. 3

LEGEND
 Site Boundary
 Roadway
Ecological Land Classification
 1. WODM4-3 : Sugar Maple Deciduous Woodland
 2. CVR_3 : Single Family Residential
 3. FOMM2-2 : Dry – Fresh Pine – Sugar Maple Mixed Forest
 4. CVI_1 : Transportation

NOTES
 1. All features and measurements are approximate and subject to field verification. This map is for planning purposes only.
 2. Use dimensions as shown, do not scale drawing.
 3. This map is not to be used for legal purposes.

0 10 20 40
 Metres
 Coordinate System: NAD 1983 CSRS UTM Zone 17N
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS
 DRAWN BY: MH REVIEWED BY: KH REVISION: 0

APPENDIX B
SUPPLEMENTARY INFORMATION



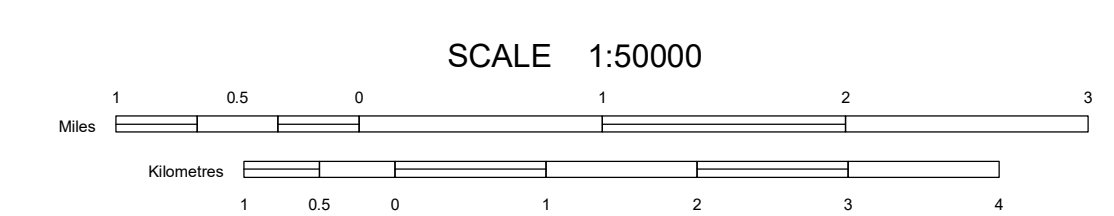
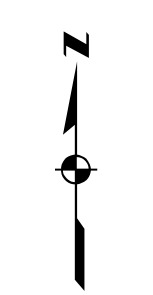
- BASE MAP LEGEND**
- ROADS**
- Expressway
 - Provincial Highway
 - County or Regional
 - Local Municipal
- BOUNDARIES**
- County or Regional Municipality
 - Township, Local and Area Municipality
- OTHER**
- Railway
 - Abandoned Railway
 - Contour (10m Interval)
 - Lot and Concession Boundary

The NIAGARA ESCARPMENT PLAN (2017)
 APPROVED AND ORDERED June 1, 2017.
 O.C. # 1026/2017

Base Map Data supplied by the Ontario Ministry of Natural Resources and Forestry, Land Information Ontario
 Map Compiled and Produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources and Forestry
 Ontario
 © 2018 Queen's Printer for Ontario

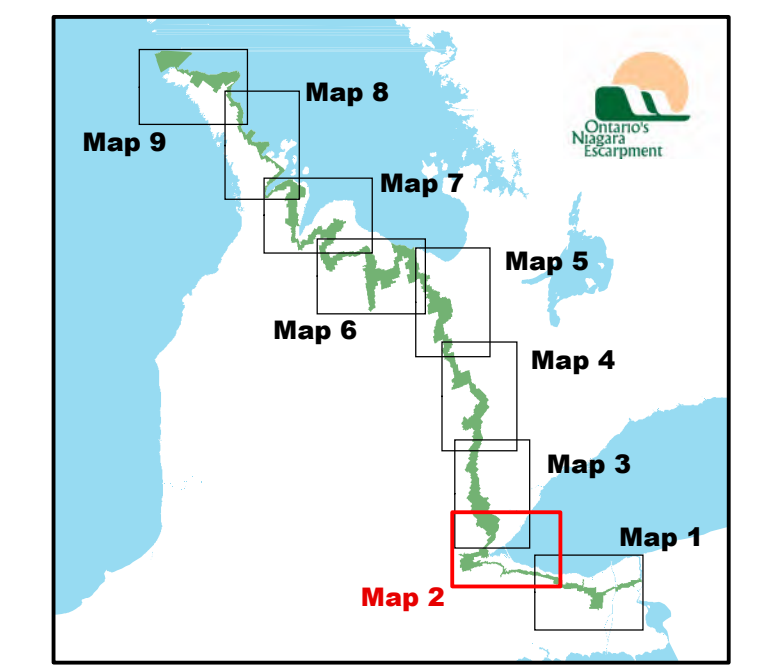
- LEGEND**
- NIAGARA ESCARPMENT PLAN AREA**
- Plan Designations
- Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Rural Area
 - Escarpment Recreation Area
 - Mineral Resource Extraction Area
 - Urban Area
 - Minor Urban Centre
- OVERLAY**
- Niagara Escarpment Parks and Open Space System
 - Special Policy Area
 - Amendments to the Niagara Escarpment Plan

NOTE: The Niagara Escarpment Plan designation boundaries shown on this map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundaries" section of the Niagara Escarpment Plan.



NIAGARA ESCARPMENT PLAN

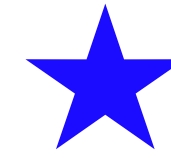
MAP 2



CITY OF HAMILTON

NOTICE

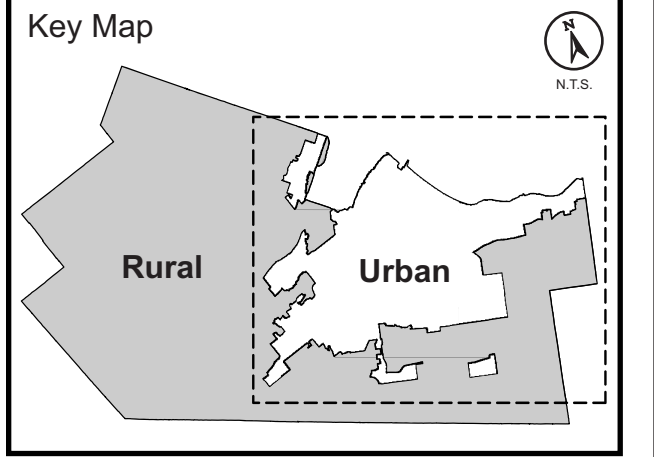
OFFICIAL PLAN ADJUSTMENTS ACT, 2023



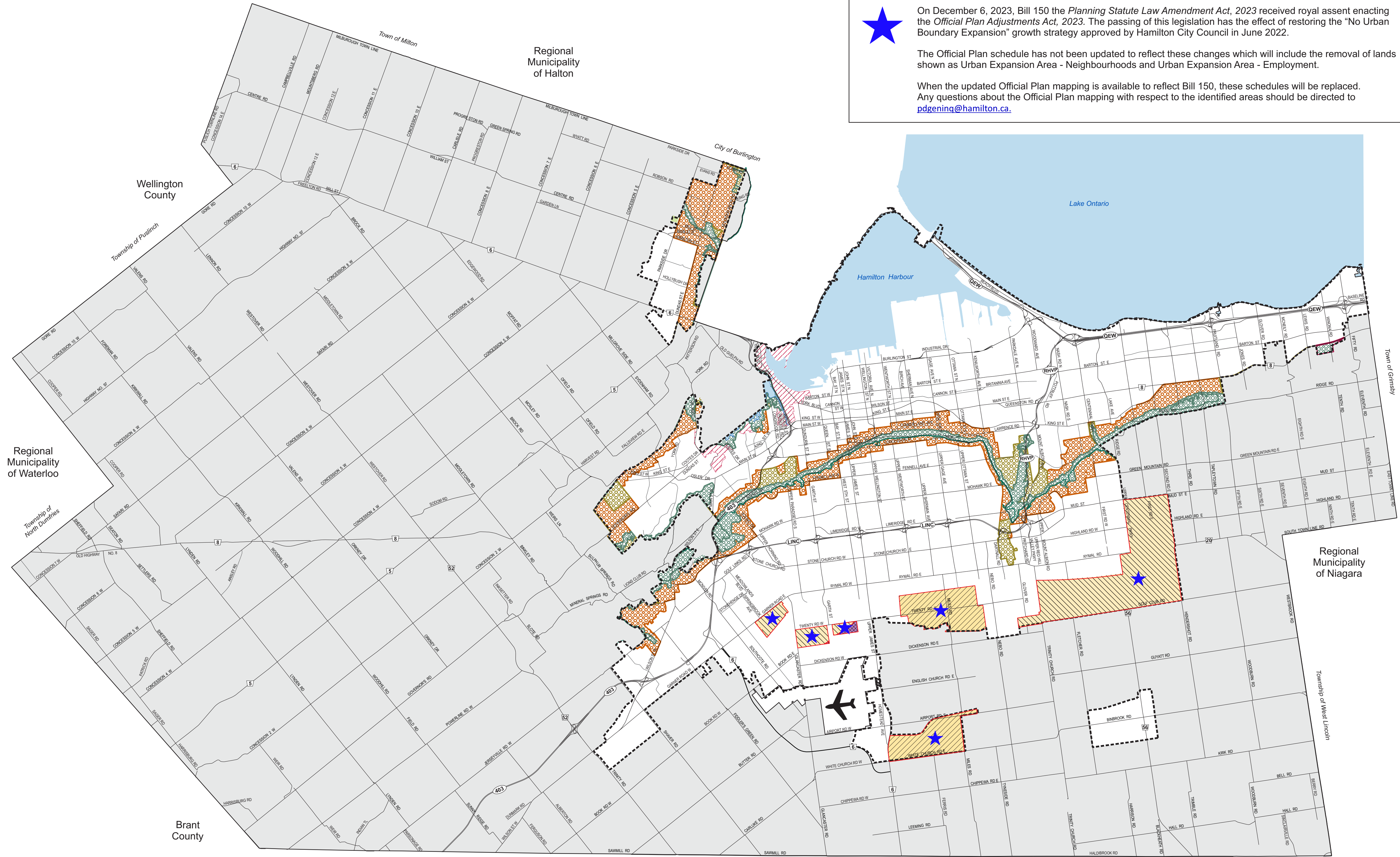
On December 6, 2023, Bill 150 the *Planning Statute Law Amendment Act, 2023* received royal assent enacting the *Official Plan Adjustments Act, 2023*. The passing of this legislation has the effect of restoring the "No Urban Boundary Expansion" growth strategy approved by Hamilton City Council in June 2022.

The Official Plan schedule has not been updated to reflect these changes which will include the removal of lands shown as Urban Expansion Area - Neighbourhoods and Urban Expansion Area - Employment.

When the updated Official Plan mapping is available to reflect Bill 150, these schedules will be replaced. Any questions about the Official Plan mapping with respect to the identified areas should be directed to pdgening@hamilton.ca.



Note: For Rural Provincial Plans Designations, refer to Schedule A of the Rural Hamilton Official Plan.



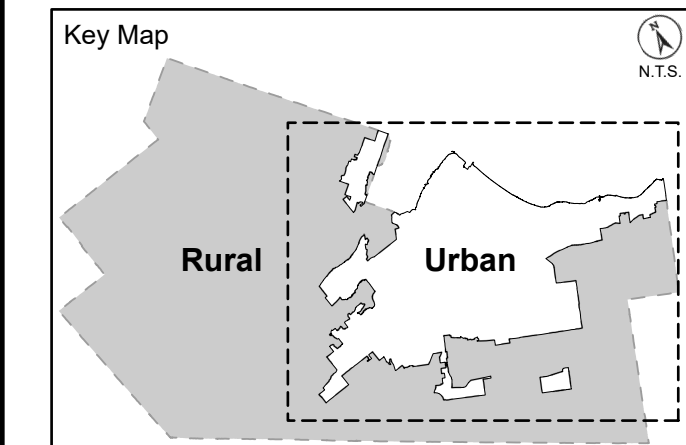
Legend

- Parkway Belt West Plan Area
 - Niagara Escarpment Plan Designations**
 - Natural Area
 - Protection Area
 - Urban Area
 - Protected Countryside
 - Urban Expansion Area - Neighbourhoods
 - Urban Expansion Area - Employment
 - Minor Urban Centres
 - Other Features**
 - Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary
- * Note: Refer to the appropriate Provincial Plan for detailed mapping*

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule A Provincial Plans





Note: For Rural Detailed Natural Heritage Features refer to Schedule B-1 of the Rural Hamilton Official Plan.

Refer to Rural Hamilton Official Plan for Natural Heritage System and Natural Heritage Features in the Urban Expansion Areas – Neighbourhoods and Urban Expansion Areas – Employment Areas.

- Legend**
- Core Areas
 - Area Specific Policy USC-1 and USC-2 in Volume 3
 - Linkages
 - Parks & General Open Space (Excluding Parkettes)
 - Key Hydrologic Feature
 - Streams
 - Urban Expansion Area - Neighbourhoods
 - Urban Expansion Area – Employment Area
- Other Features**
- Rural Area
 - ✈ John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Schedule B
 Natural Heritage System**

NOTICE

OFFICIAL PLAN ADJUSTMENTS ACT, 2023



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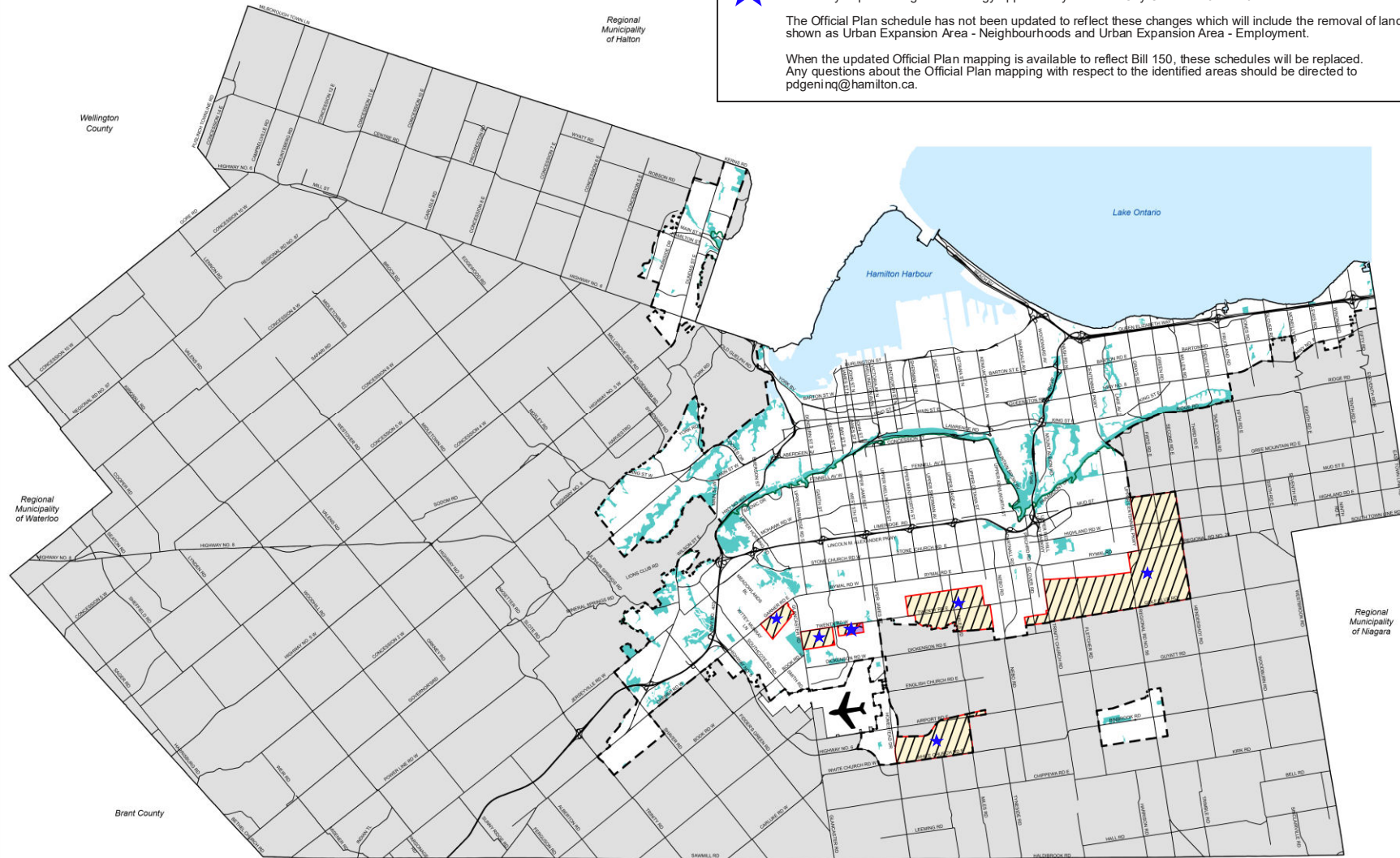
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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-2 of the Rural Hamilton Official Plan.

Refer to Rural Hamilton Official Plan for Natural Heritage System and Natural Heritage Features in the Urban Expansion Areas - Neighbourhoods and Urban Expansion Areas - Employment Areas.



Legend

- Key Natural Heritage Feature Significant Woodlands
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment Area
- Other Features**
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule B-2 Detailed Natural Heritage Features Key Natural Heritage Feature Significant Woodlands



Wellington County

Regional Municipality of Waterloo

Brant County

Regional Municipality of Halton

Regional Municipality of Niagara

Haldimand County

APPEALS

UHOPA NO. 69 APPEALS - PL171450

- ★ - 3011 Homestead Drive (Glanbrook), Appellant # 4
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

NOTICE

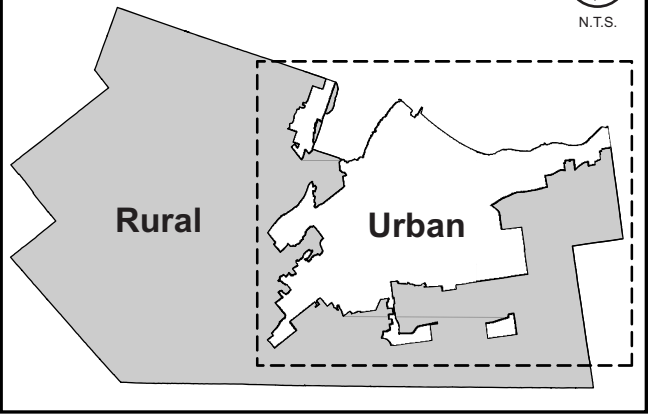
OFFICIAL PLAN ADJUSTMENTS ACT, 2023

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When the updated Official Plan mapping is available to reflect Bill 150, these schedules will be replaced. Any questions about the Official Plan mapping with respect to the identified areas should be directed to pdgening@hamilton.ca.

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

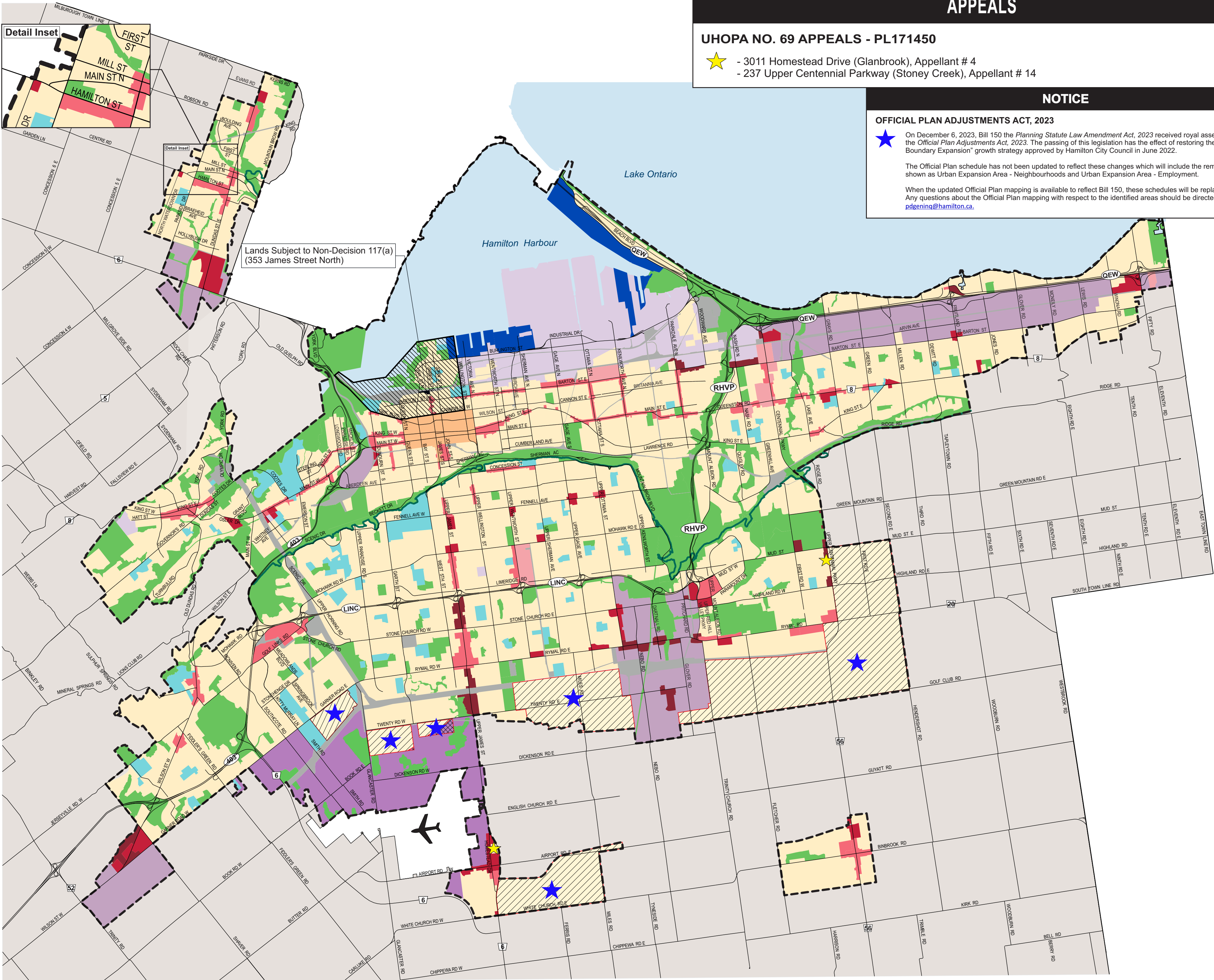
Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations



Date: Oct. 2023

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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APPENDIX C
SELECTED SITE PHOTOGRAPHS

Selected Site Photographs

(All photos taken on July 25, 2024)



Photo 1 – View of the Sugar Maple Deciduous Woodland on the Site.



Photo 2. View of the Sugar Maple Deciduous Woodland on the Site.



Photo 3 - View of the Single Family Residential within the Study Area.



Photo 4 - View of the Dry – Fresh Pine – Sugar Maple Mixed Forest within the Study Area.

**APPENDIX D
VEGETATION INVENTORY**

Table 1. Vegetation Inventory

Scientific Name	Common Name	S-Rank	Coefficient Conservatism	Coefficient Wetness
<i>Ulmus americana</i>	American Elm	S5	3	-3
<i>Prunus serotina</i>	Black Cherry	S5	3	3
<i>Robinia pseudoacacia</i>	Black Locust	SNA		3
<i>Solidago canadensis</i>	Canada Goldenrod	S5	1	3
<i>Ribes oxycanthoides</i>	Canada Gooseberry	S5		3
<i>Tussilago farfara</i>	Colt's-foot	SNA		3
<i>Rhamnus cathartica</i>	Common Buckthorn	SNA		0
<i>Rubus idaeus</i>	Common Red Raspberry	S5	2	3
<i>Dryopteris intermedia</i>	Evergreen Wood Fern	S5	5	0
<i>Alliaria petiolata</i>	Garlic Mustard	SNA		0
<i>Frangula alnus</i>	Glossy Buckthorn	SNA		0
<i>Aegopodium podagraria</i>	Goutweed	SNA		0
<i>Doellingeria umbellata</i>	Flat-top White Aster	S5	6	-3
<i>Geranium robertianum</i>	Herb-Robert	S5	2	3
<i>Aesculus hippocastanum</i>	Horse Chestnut	SNA		5
<i>Berberis thunbergii</i>	Japanese Barberry	SNA		3
<i>Populus grandidentata</i>	Large-toothed Aspen	S5	5	5
<i>Viburnum acerifolium</i>	Maple-leaved Viburnum	S5	6	5
<i>Podophyllum peltatum</i>	May-apple	S5	5	3
<i>Rosa multiflora</i>	Multiflora Rose	SNA		3
<i>Equisetum pratense</i>	Meadow Horsetail	S5	8	-3
<i>Vinca minor</i>	Periwinkle	SNA		5
<i>Toxicodendron radicans</i>	Poison Ivy	S5	2	0
<i>Pinus resinosa</i>	Red Pine	S5	8	3
<i>Plantago arenaria</i>	Sand Plantain	SNA		5
<i>Onoclea sensibilis</i>	Sensitive Fern	S5	4	-3
<i>Acer saccharinum</i>	Silver Maple	S5	5	-3
<i>Symplocarpus foetidus</i>	Skunk Cabbage	S5	7	-5
<i>Bromus inermis</i>	Smooth Brome	SNA		5
<i>Rhus typhina</i>	Staghorn Sumac	S5	1	3
<i>Urtica dioica</i>	Stinging Nettle	S5	2	0
<i>Acer saccharum</i>	Sugar Maple	S5	4	3
<i>Platanus occidentalis</i>	Sycamore	S4	8	-3
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	S4	6	3
<i>Salix alba</i>	White Willow	SNA		-3
<i>Fraxinus americana</i>	White Ash	S4	4	3
<i>Trifolium repens</i>	White Clover	SNA		3
<i>Picea glauca</i>	White Spruce	S5	6	3
<i>Daucus carota</i>	Wild Carrot	SNA		5
<i>Fragaria virginiana</i>	Wild Strawberry	S5	2	3

NHIC Srank (Subnational) Legend

S1

Critically imperiled, at very high risk of extirpation.

- S2 Imperiled, at high risk of extirpation.
- S3 Vulnerable, at moderate risk of extirpation.
- S4 Apparently secure, at fairly low risk of extirpation.
- S5 Secure, at low or no risk of extirpation.
- B Conservation status refers to breeding population.
- N Conservation status refers to non-breeding population.

APPENDIX E
SPECIES AT RISK AND SIGNIFICANT WILDLIFE SCREENING

Table 1. Species at Risk Screening for the Site

Type	Common Name	Scientific Name	Srank	SARO Status ²	COSEWIC Status ³	Hamilton Region Significance ⁴	Last Obs Date	Background Information Source						Notes on Preferred Habitat ⁵	Suitable Habitat on Site	Confirmed Observation on Site	
								NHIC Grid 17NH826 ⁵	Ministry of Natural Resources Species Occurrence Mapping ⁶	Atlas of the Breeding Bird of Ontario (Cadman 2009) ⁷	Ontario Reptile and Amphibian Atlas (Macnaughton 2018) ⁸	Ontario Butterfly Atlas (Macnaughton 2018) ⁹	Rare Vascular Plants of Ontario (Oldham & Brinker 2009) ¹⁰				
BIRDS	Grasshopper Sparrow	<i>Ammodramus savaannarum</i>	S4B, S2N	SC	SC	UNC	2003-2024	X		X					well-drained grassland or prairie with low cover of grasses, taller weeds on sandy soil; hayfields or weedy fallow fields; requires tracts of grassland > 10 ha	No, suitable habitat not present within the Site.	No
	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	COM	2003-2024	X		X					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	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	COM	2003-2024	X		X					open, deciduous, mixed or coniferous forest; predominated by oak with little understory; forest clearings, edges; farm woodlots, parks	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Chimney Swift	<i>Chaetura pelagica</i>	S4B, S4N	THR	THR	UNC	2003-2024	X		X					commonly found in urban areas near buildings; nests in hollow trees, crevices of rock cliffs, chimneys; highly gregarious; feeds over open water	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Red-headed Woodpecker*	<i>Melanerpes erythrocephalus</i>	S4B	THR	SC	RARE	2003-2024	X		X					open, deciduous forest with little understory; fields or pasture lands with scattered large trees; wooded swamps; orchards, small woodlots or forest edges; groves of dead or dying trees; requires cavity trees with at least 40 cm dbh; require about 4 ha for a territory	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Golden-winged Warbler	<i>Vermivora chrysoptera</i>	S4B	SC	THR	RARE	2003-2024	X		X					early successional habitat; shrubby, grassy abandoned fields with small deciduous trees bordered by low woodland and wooded swamps; alder bogs; deciduous, damp woods; shrubby clearings in deciduous woods with saplings and grasses; brier-woodland edges; requires >10 ha of habitat	No, suitable habitat not present within the Site.	No
	Eastern Meadowlark	<i>Sturnella magna</i>	S4B	THR	THR	UNC	2003-2024	X		X					open, grassy meadows, farmland, pastures, hayfields or grasslands with elevated singing perches; cultivated land and weedy areas with trees; old orchards with adjacent, open grassy areas >10 ha in size	No, suitable habitat not present within the Site.	No
	Bobolink	<i>Dalichonyx oryzivorus</i>	S4B	THR	THR	UNC	2003-2024	X		X					large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes; requires tracts of grassland >50 ha	No, suitable habitat not present within the Site.	No
	Acadian Flycatcher	<i>Empidonax virens</i>	S2B53B	END	END	RARE	2003-2024			X					mature, shady, deciduous forests; heavily wooded ravines; creek bottoms or river swamps; availability of good quality habitat is limiting factor; needs at least 30 ha of forest	No, suitable habitat not present within the Site.	No
	Bank Swallow	<i>Riparia riparia</i>	S4B	THR	THR	UNC	2003-2024			X					sand, clay or gravel river banks or steep riverbank cliffs; lakeshore bluffs of easily crumbled sand or gravel; gravel pits, road-cuts, grassland or cultivated fields that are close to water; nesting sites are limiting factor for species presence	No, suitable habitat not present within the Site.	No
	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR	COM	2003-2024			X					nest along human-made structures such as open barns, under bridges and in culverts. Attracted to open structures to build their nests, including ledges. They prefer rough-cut wood structures as the mud nests adheres better.	No, suitable habitat not present within the Site.	No
	Black Tern	<i>Chlidonias niger</i>	S3B	SC	SC	EXT	2003-2024			X					wetlands, coastal or inland marshes; large cattail marshes, marshy edges of rivers, lakes or ponds, wet open fens, wet meadows; must have shallow (0.5 to 1 m deep) water and areas of open water near nests; requires marshes >20 ha in size;	No, suitable habitat not present within the Site.	No
	Canada Warbler	<i>Wilsonia canadensis</i>	S4B	SC	THR	RARE	2003-2024			X					an interior forest species; dense, mixed coniferous, deciduous forests with closed canopy, wet bottomlands of cedar or alder; shrubby undergrowth in cool moist mature woodlands; usually requires at least 30 ha	No, suitable habitat not present within the Site.	No
	Cerulean Warbler	<i>Dendroica cerulea</i>	S3B	THR	END	RARE	2003-2024			X					mature deciduous woodland of Great Lakes- St. Lawrence and Carolinian forests, sometimes coniferous; swamps or bottomlands with large trees; area sensitive species needing extensive areas of forest (>100 ha)	No, suitable habitat not present within the Site.	No
	Common Barn Owl	<i>Tyto alba</i>	S1	END	END	EXT	2003-2024			X					open areas such as fields, agricultural lands with scattered woodlots, buildings and/or orchards; grasslands, sedge meadows, marshes; nests in hollow trees and live trees >46 cm dbh; also nests in barns, abandoned buildings	No, suitable habitat not present within the Site.	No
	Common Nighthawk	<i>Chordeiles minor</i>	S4B	THR	SC	RARE	2003-2024			X					open ground; clearings in dense forests; ploughed fields; gravel beaches or barren areas with rocky soils; open woodlands; flat gravel roofs	No, suitable habitat not present within the Site.	No
Hooded Warbler	<i>Wilsonia citrina</i>	S3B	SC	THR	RARE	2003-2024			X					favours mature, deciduous forest (Carolinian), particularly along stream bottoms, ravine edges and where saplings and shrubby grow; nests above ground in small shrubs; feeds on or near ground	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No	
King Rail	<i>Rallus elegans</i>	S2B	END	END	EXT	2003-2024			X					large, shallow, fresh water marshes, shrubby swamps, marshy borders of lakes and ponds with abundant vegetation; an 'edge' species; territories are 0.3 to 0.5 ha; loss of large marshes in the south is limiting to this species	No, suitable habitat not present within the Site.	No	

Table 1. Species at Risk Screening for the Site

Type	Common Name	Scientific Name	Srank	SARO Status ²	COSEWIC Status ³	Hamilton Region Significance ⁴	Last Obs Date	Background Information Source					Notes on Preferred Habitat ⁵	Suitable Habitat on Site	Confirmed Observation on Site	
								NHIC Grid 17NH8286 ⁵	Ministry of Natural Resources Species Occurrence Mapping ⁶	Atlas of the Breeding Bird of Ontario (Cadman 2009) ⁷	Ontario Reptile and Amphibian Atlas (Macnaughton 2018) ⁸	Ontario Butterfly Atlas (Macnaughton 2018) ⁹				Rare Vascular Plants of Ontario (Oldham & Brinker 2009) ¹⁰
BIRDS	Least Bittern	<i>Ixobrychus exilis</i>	S4B	THR	THR	RARE	2003-2024			X				deep marshes, swamps, bogs; marshy borders of lakes, ponds, streams, ditches; dense emergent vegetation of cattail, bulrush, sedge; nests in cattails	No, suitable habitat not present within the Site.	No
	Louisiana Waterthrush	<i>Seiurus motacilla</i>	S3B	THR	THR	RARE	2003-2024			X				prefers wooded ravines with running streams; also woodlands swamps; large tracts of mature deciduous or mixed forests; canopy cover is essential; has strong affinity to nest sites; nests on ground	No, suitable habitat not present within the Site.	No
	Northern Bobwhite	<i>Colinus virginianus</i>	S1S2	END	END	EXP	2003-2024			X				grassland, prairie or hay fields with woody cover in form of thickets, tangles of vines, shrubs; fence rows or woodland edges; cropland growing corn, soybeans or small grains and clover or grass; well-drained sandy or loamy soil; pond edges	No, suitable habitat not present within the Site.	No
	Peregrine Falcon*	<i>Falco peregrinus</i>	S2S3B, ZN	THR	--	RARE	2003-2024			X				rock cliffs, crags, especially situated near water; tall buildings in urban centres.	No, suitable habitat not present within the Site.	No
	Piping Plover	<i>Charadrius melodus</i>	S1B, S2N	END	END	EXT	2003-2024			X				dry, sandy outer beaches; upper stretches near dunes, usually large open, grassless areas, but sometimes with sparse scattering of beach grass;	No, suitable habitat not present within the Site.	No
	Prothonotary Warbler	<i>Protonotaria citrea</i>	S1B	END	END	RARE	2003-2024			X				area sensitive species preferring 100 ha of flooded or swampy woodlands with standing or flowing water and more than 25% canopy cover with numerous stumps and snags; stream borders or flooded bottomlands; soft, dead trees with dbh >10 cm; Carolinian species	No, suitable habitat not present within the Site.	No
	Red-shouldered Hawk	<i>Buteo lineatus</i>	S4B		SC	RARE	2003-2024			X				moist, mature hardwood forests ; woody swamps or wooded margins of marshes; wet bottomlands; restricted to mature, closed (>80%) closed forests; nests reused; requires a minimum of 10 ha of continuous forest to meet territorial requirements	No, suitable habitat not present within the Site.	No
	Short-eared Owl*	<i>Asio flammeus</i>	S2N, S4B	SC	SC	RARE	2003-2024			X				grasslands, open areas or meadows that are grassy or bushy; marshes, bogs or tundra; requires 75-100 ha of contiguous open habitat	No, suitable habitat not present within the Site.	No
	Whip-poor-will	<i>Caprimulgus vociferus</i>	S4B	THR	THR	RARE	2003-2024			X				dry, open, deciduous woodlands of small to medium trees; oak or beech with lots of clearings and shaded leaf litter; wooded edges, forest clearings with little herbaceous growth; pine plantations; associated with >100 ha forests	No, suitable habitat not present within the Site.	No
	Yellow-breasted Chat	<i>Icteria virens</i>	S2B	SC	END	RARE	2003-2024			X				thickets, tall tangles of shrubbery beside streams, ponds; overgrown bushy clearings with deciduous thickets; nests above ground in bush, vines etc.	No, suitable habitat not present within the Site.	No
REPTILES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	COM	2019						X	permanent, semi-permanent fresh water; marshes, swamps or bogs; rivers and streams with soft muddy banks or bottoms; often uses soft soil or clean dry sand on south-facing slopes for nest sites;	No, suitable habitat not present within the Site.	No
	Timber rattlesnake	<i>Crotalus horridus</i>	S3	EXP	EXP	EXT		X						the Timber rattlesnake was consciously eradicated from Ontario	No, suitable habitat not present within the Site.	No
	Common Musk Turtle	<i>Sternotherus odoratus</i>	S3	THR	THR	RARE	1950						X	tend to be found in ponds, lakes, marshes and rivers that are slow-moving. Prefer lots of emergent vegetation and muddy bottoms that allow them to burrow for the duration of winter.	No, suitable habitat not present within the Site.	No
	Northern Map Turtle	<i>Sternotherus odoratus</i>	S3	SC	SC	RARE	2018						X	large bodies of water with soft bottoms, and aquatic vegetation; basks on logs or rocks or on beaches and grassy edges, uses soft soil or clean dry sand for nest sites; aquatic corridors (e.g. stream) are required for movement	No, suitable habitat not present within the Site.	No
AMPHIBIANS	Jefferson Salamander	<i>Ambystoma jeffersonianum</i>	S2	END	THR	RARE	2011						X	damp shady deciduous forest, swamps, moist pasture, lakeshores; temporary woodland pools for breeding; hides under leaf litter, stones or in decomposing log	No, suitable habitat not present within the Site.	No
PLANTS	Butternut	<i>Juglans cinerea</i>	S2?	END	END			X						Butternut usually grows alone or in small groups in deciduous forests. It prefers moist, well-drained soil and is often found along streams. It is also found on well-drained gravel sites 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.	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
INSECTS	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP			X						American burying beetles prefer undisturbed deciduous forest	No, suitable habitat not present within the Site.	No
	Monarch	<i>Danaus plexippus</i>	END	END	END	COM							X	Caterpillars feed on milkweed plants and are confined to meadows and open areas where milkweed grows. Adults forage on a variety of wildflowers and milkweed.	No, suitable habitat not present within the Site.	No
MAMMALS	Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	END	UN	1996-2016		X					roosts in caves, mine shafts, crevices or buildings that are in or near woodland; hibernates in cold dry caves or mines; maternity colonies in caves or buildings; hunts in forests	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No

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MAMMALS	Little Brown Bat	<i>Myotis lucifuga</i>	S4	END	END	UN	1999-2019		X				uses caves, quarries, tunnels, hollow trees or buildings for roosting; winters in humid caves; maternity sites in dark warm areas such as attics and barns; feeds primarily in wetlands, forest edges	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Northern Long-eared Myotis	<i>Myotis septentrionalis</i>	S3	END	END	UN	1999-2019		X				hibernates during winter in mines or caves; roosts in houses, manmade structures but prefers hollow trees or under loose bark;	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Tricolored bat	<i>Pipistrellus subflavus</i>	S3	END	END	UN	1999-2019		X				open woods near water; roosts in trees, cliff crevices, buildings or caves; hibernates in damp, draft-free, warm caves, mines or rock crevices	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No
	Woodland Vole	<i>Microtus pinetorum</i>	S3	SC	SC	RARE	2018		X				mature deciduous forest in the Carolinian forest zone, with loose sandy soil and deep humus; grasslands, meadows and orchards with groundcover of duff or grass	No, suitable habitat not present within the Site.	No

SARO Species at Risk Ontario (O. Reg. 230/08)

COSEWIC Committee on the Status of Endangered Wildlife in Canada

NHIC Rank (Subnational) Legend

- S1 Critically imperiled, at very high risk of extirpation.
- S2 Imperiled, at high risk of extirpation.
- S3 Vulnerable, at moderate risk of extirpation.
- S4 Apparently secure, at fairly low risk of extirpation.
- S5 Secure, at low or no risk of extirpation.
- B Conservation status refers to breeding population.
- N Conservation status refers to non-breeding population.
- SH Possibly Extirpated

Subnational ranks are used by the NHIC to set protection priorities for rare and natural communities. Those ranks are not legal designations and are only within the political boundaries of Ontario.

COSEWIC Definitions

The federal review process is implemented by COSEWIC. They are an independent advisor panel to the MECP that meets twice a year to assess the status of wildlife species at risk of extirpation

- Endangered (END) Species facing imminent extirpation or extinction
- Threatened (THR) Species likely to become endangered if nothing is done to reverse the factors leading to their extirpation or extinction
- Special Concern (SC) Species that may become threatened or endangered because of a combination of biological characteristics and identified threats
- Extirpated (EXR) Species which no longer exist in the wild in Ontario, but exist elsewhere in the world
- DD Data deficient
- Not at Risk (NAR) Not at risk

SARO Definitions

Provincial status from MECP

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- Extirpated (EXR) Species which no longer exist in the wild in Ontario, but exist elsewhere in the world
- DD Data deficient
- Not at Risk (NAR) Not at risk

Hamilton Regional Status

	Reptiles/Amphibians	Birds	Mammals	Insects
UN	Species status is not definable due to lack of up-to-date information			
UNC	11-25 occurrences	21-200 pairs	> 4 sites	11-30 stations
COM	26-200 occurrences	201-1000 pairs	> 4 sites	> 30 stations
RARE	1-10 occurrences	1-20 pairs	1-2 sites	< 10 stations
EXT	Species no longer reported in Hamilton			

References

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- 3 Government of Canada. 2018. Species at Risk Act: COSEWIC Assessments and Status Reports. Accessed June 2024. <https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry/cosewic-assessments-status-reports.html>.
- 4 Hamilton Conservation Authority. 2014. Hamilton Natural Areas Inventory Project 3rd Edition. ISBN: 978-0-993746-1-8
- 5 MNR. 2024. Make a Map: Natural Heritage Areas. Accessed on August 2024 from https://www.180applications.lrc.gov.on.ca/Natural_Heritage/Index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA
- 6 Ministry of the Environment, Conservation and Parks. 2018. Species at Risk in Ontario. Accessed June 2024. <https://www.ontario.ca/page/species-risk-ontario#section-3>.
- 7 Bird Studies Canada. 2022. Atlas Data Summary. Retrieved in August 2024 from Atlas of the Breeding Birds of Ontario: <https://www.birdsontario.org/jsp/datsummaries.jsp>
- 8 Alan Macnaughton, Ross Layberry, Rick Cavasin, Bev Edwards and Colin Jones. 2024. Ontario Reptile and Amphibian Atlas - Toronto Entomologists Association. Accessed August 2024 at: <https://www.ontarioinsects.org/herp/>
- 9 Alan Macnaughton, Ross Layberry, Rick Cavasin, Bev Edwards and Colin Jones. 2022. Ontario Butterfly Atlas - Toronto Entomologists Association. Accessed August 2024 at: www.ontarioinsects.org/Atlas_online.htm
- 10 Oldham, M. J. and S. R. Brinker. 2009. Rare Vascular Plants of Ontario, Fourth Edition. Natural Heritage Information Centre, Ontario Ministry of Natural Resources. Peterborough, Ontario. 188 pp.

Table 2. Significant Wildlife Habitat Assessment for the Study Area	
Significant Habitat Type	Site Assessment
Seasonal Wildlife Concentration Areas	
Waterfowl Stopover and Staging Areas (Terrestrial)	No meadows are found on the Site. Not SWH
Waterfowl Stopover and Staging Areas (Aquatic)	No ponds, marshes, lakes, bays, coastal inlets, and watercourses are found on the Site. Not SWH
Shorebird Migratory Stopover Area	No shorelines present on the Site. Not SWH
Raptor Wintering Area	No forest communities greater than 20 ha are found within the Site. Not SWH
Bat Hibernacula	No caves or crevices are found within the Site. Not SWH
Bat Maternity Colonies	No forested areas with snags are found on the Site. Unlikely SWH
Turtle Wintering Areas	No water features are found on the Site. Not SWH
Reptile Hibernaculum	No rock piles or similar features observed on the Site. Not SWH
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	No large banks or cliffs observed on Site. Not SWH
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	No wetlands, lakes, islands, and peninsulas are present on the Site. Not SWH.
Colonially - Nesting Bird Breeding Habitat (Ground)	No rocky islands or peninsulas within lakes or large rivers are found within the Site. Not SWH
Migratory Butterfly Stopover Area	No meadow communities over 10 ha in size are found on the Site. Not SWH
Landbird Migratory Stopover Area	No woodlots greater than 5 ha and within 5 km of Lake Erie or Lake Ontario are found on the Site Not SWH
Deer Winter Congregation Area	No forested areas greater than 100 ha are found on the Site. Not SWH
Rare Vegetation Communities or Specialized Habitat for Wildlife	
Cliffs and Talus Slopes	No cliffs or talus slopes found within the Site. Not SWH
Sand Barren	No sand barrens found within the Site. Not SWH
Alvar	No alvars found within the Site. Not SWH
Old Growth Forest	No old growth forest present on the Site. Not SWH
Savannah	No savannahs found within the Site. Not SWH
Tallgrass Prairie	No tallgrass prairies found within the Site. Not SWH
Other Rare Vegetation Communities	No other provincially rare plant communities are found within the Site. Not SWH
Specialized Habitat for Wildlife	
Waterfowl Nesting Area	No upland areas 120 m wide found adjacent to wetlands on the Site. Not SWH
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	No forests directly adjacent to rivers or lakes are found on the Site. Not SWH
Woodland Raptor Nesting Habitat	No forested ecosites greater than 30 ha are found within the Site Not SWH
Turtle Nesting Areas	No exposed mineral soils areas adjacent to creeks and marshes found on the Site. Not SWH
Seeps and Springs	No seeps or springs observed within the Site. Not SWH
Amphibian Breeding Habitat (Woodland)	No wetlands, ponds, or woodlands with vernal pools within woodlands on the Site. Not SWH
Amphibian Breeding Habitat (Wetlands)	No wetlands >500m2 and no amphibians are found within the Site. Not SWH
Woodland Area - Sensitive Bird Breeding Habitat	No forest over 60 years old and larger than 30 ha found within the Site. Not SWH
Habitat for Species of Conservation Concern (Not Including Endangered or Threatened Species)	
Marsh Bird Breeding Habitat	No marshes with swallow water observed on the the Site. Not SWH
Open Country Bird Breeding Habitat	No large grassland areas bigger than 30 ha found within the Site. Not SWH
Shrub/Early Successional Bird Breeding Habitat	No shrub thickets greater than 10 ha found within the Site. Not SWH
Terrestrial Crayfish	No terrestrial crayfish observed on the Site. No SWH
Special Concern and Rare Wildlife Species	No special concern or rare wildlife species found on the Site. Not SWH
Animal Movement Corridors	
Deer Movement Corridors	No deer wintering habitat has been identified on the Site by OMNRF. Not SWH
Amphibian Movement Corridors	No confirmed amphibian breeding habitat on the Site. Not SWH

SWH Assessment Criteria

Unlikely: Refers to areas where it is generally considered that significant wildlife habitat is not present based on assessments or known criteria

Confirmed: Identified as significant wildlife habitat based on thorough assessments and evidence that demonstrate the presence of important species or habitat features

Not significant: refers to areas that have been assessed and found not to meet the criteria for significant wildlife habitat

References

Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E. Queen's Printer for Ontario

Ministry of Natural Resources and Forestry. 2000. Significant Wildlife Habitat Technical Guide. Peterborough, ON.

**APPENDIX F
PROPOSED SITE PLAN**



Lover's Lane

Sulphur Springs Road

Private Road

222

217

193

189

167

162

160

158

140

219

218

216

166

168

164

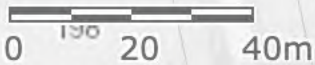
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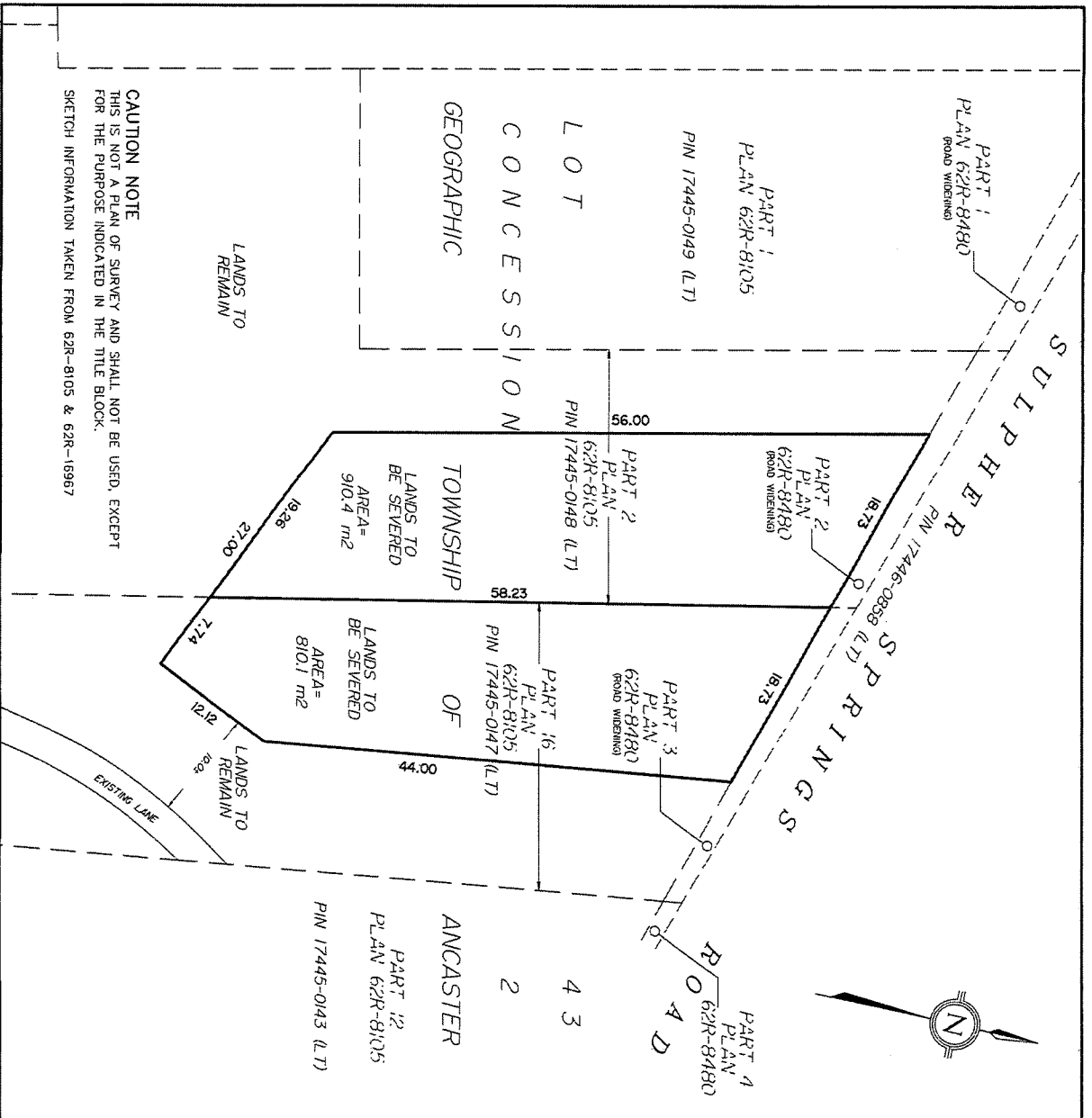
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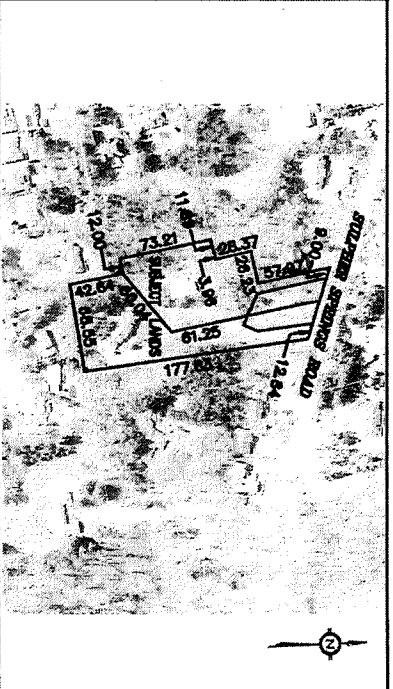
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-79.983 43.226 Degrees





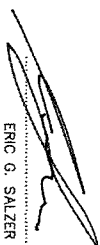
CAUTION NOTE
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 SKETCH INFORMATION TAKEN FROM 62R-8105 & 62R-16967



ADDRESS: 166 & 168 SULPHER SPRINGS ROAD

SEVERANCE SKETCH OF
PART OF LOT 43
CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 IN THE
CITY OF HAMILTON
 SCALE & NOTES
 Scale 1:400
 0 10 20 30 METRES
 A DIVISION OF GEOMAPLE
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METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OCTOBER 15, 2024

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 O.L.S., O.L.L.P.

Barich Grenkie
 Surveying Ltd.
 287 HWY No. 8 UNIT 101 - STONEY CREEK, ON
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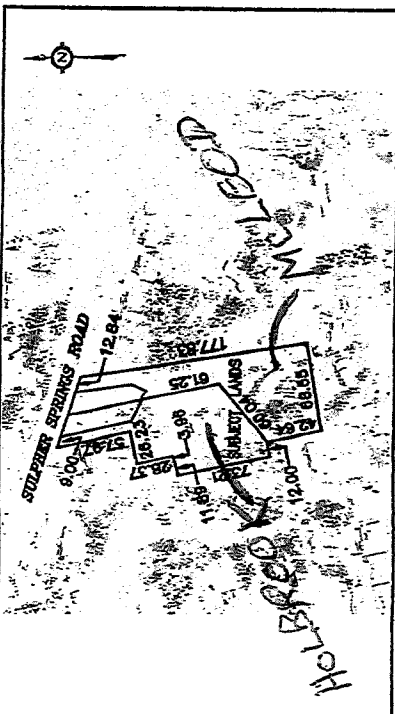
DWN BY: EWA
CHK BY: EGS
JOB No. 24-3296

**LAND SEVERANCE APPLICATION
FOR HOLBROOK (166 SULPHUR SPRINGS RD)
AND MCLEOD (168 SULPHUR SPRINGS ROAD)**

INDEX OF ATTACHED DOCUMENTS

1. Sketch Plan for Severance	1 Page
2. Plan 62R8105 showing Overview of Proposed severances and remainder lands and road widening	4 Pages
3. Searches of Title 166 and 168 Sulphur Springs Road, Ancaster	3 Pages
4. Background explanation relating to land to be severed	2 Pages
5. Environmental Impact Study dated September 10, 2024 (Pinchin Ltd)	43 pages

OVERALL LAYOUT



ADDRESS: 166 & 168 SULPHER SPRINGS ROAD

SEVERANCE SKETCH OF
**PART OF LOT 43
 CONCESSION 2**
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 IN THE
CITY OF HAMILTON
 SCALE & NOTES
 Scale 1:400

30 METRES
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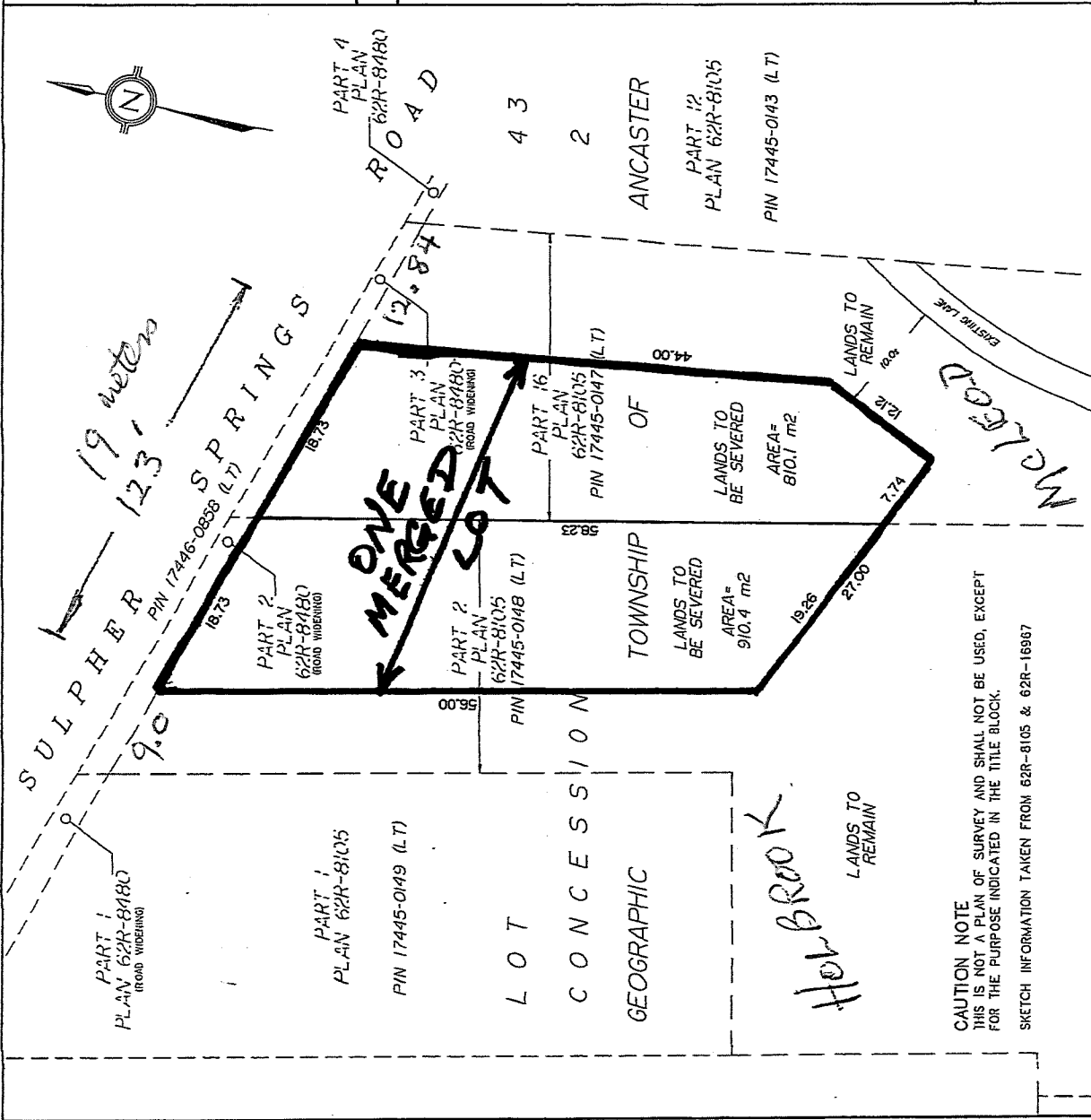
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ERIC G. SALZER
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 JOB No. 24-3296

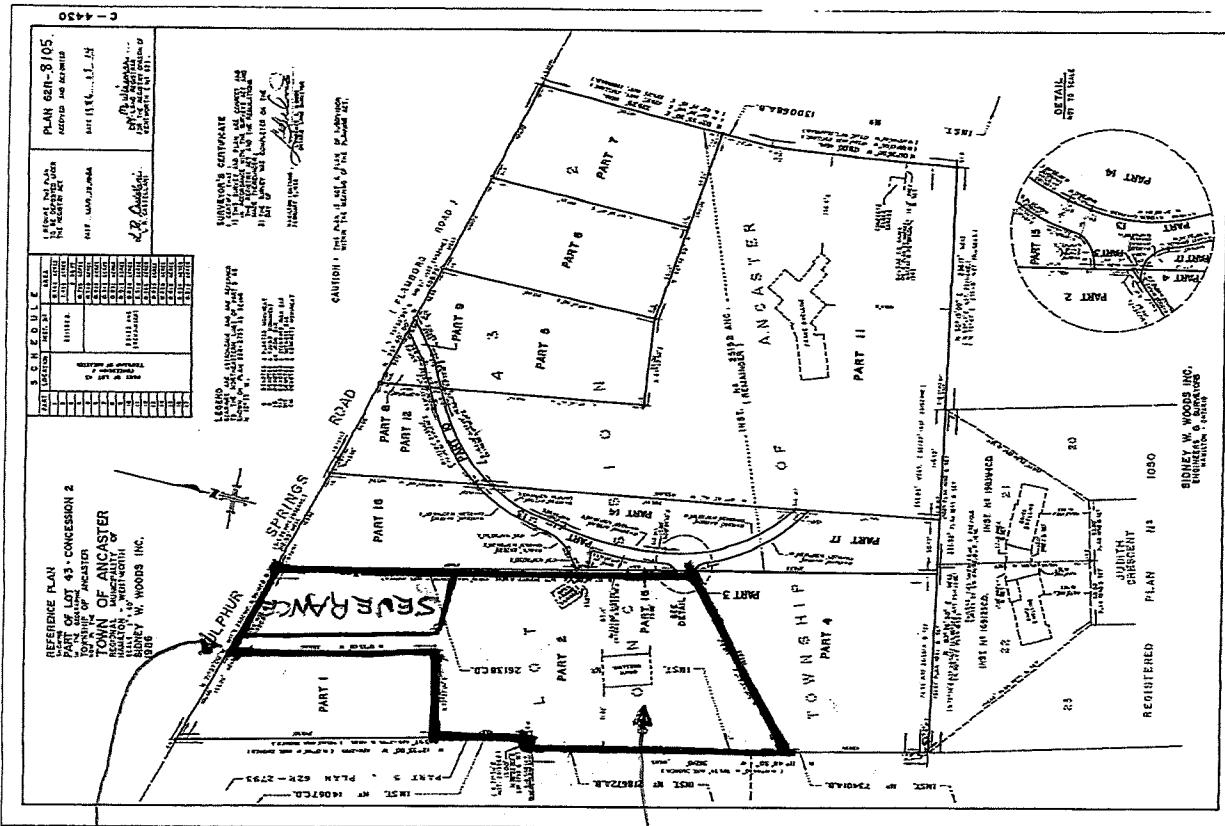
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 SKETCH INFORMATION TAKEN FROM 62R-8105 & 62R-16967

How Brook

Plan 8105
62R



LAND TO
REMAIN

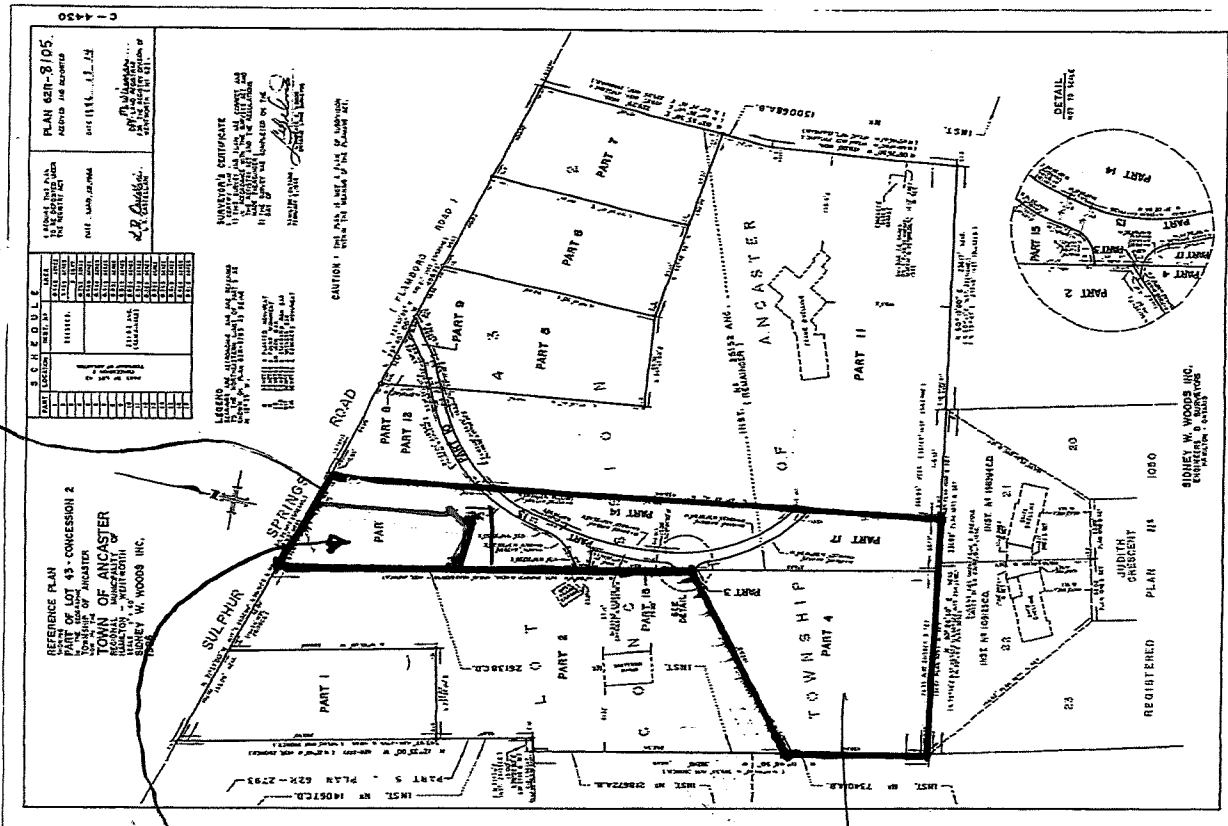
HARBROOK
NO 166

Plan 8105
62R

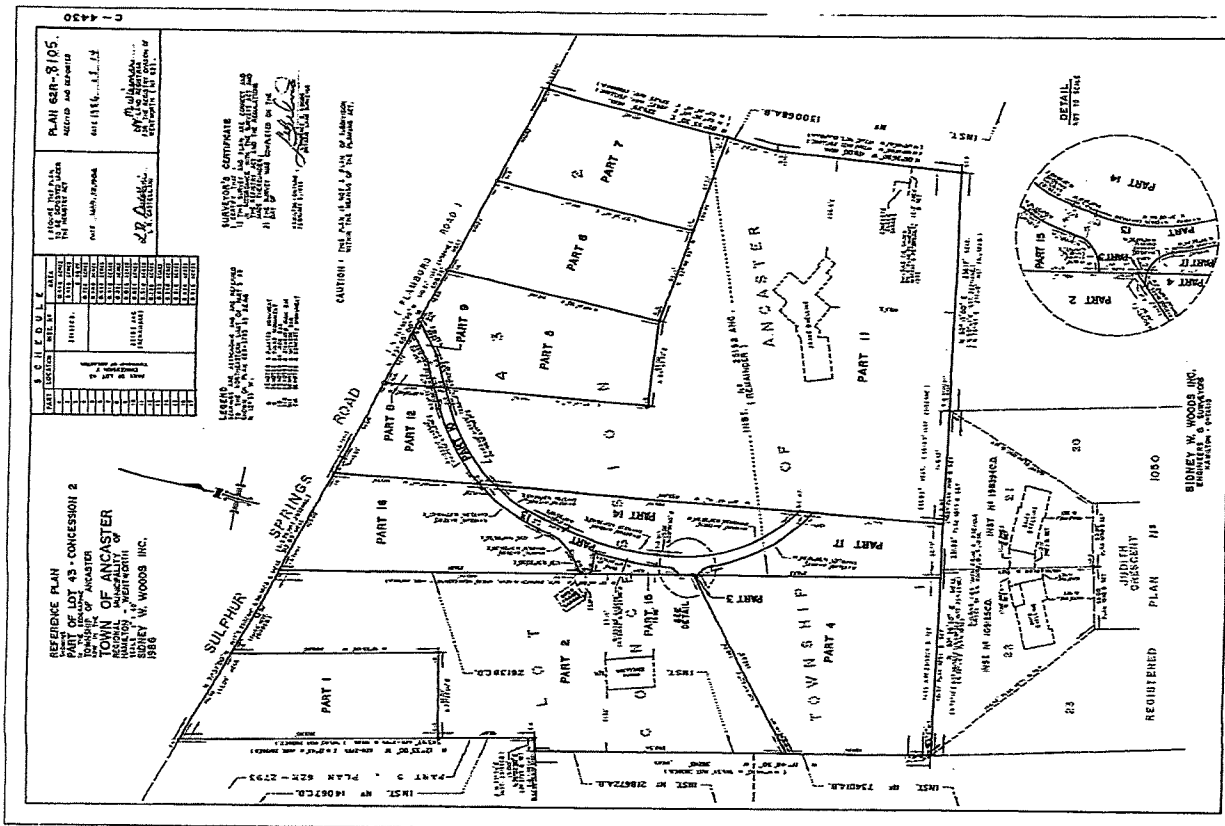
TO
LAND

SEWERAGE

MCLEOD
NO 168



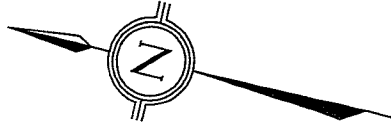
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30X

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ROAD WIDENING PLAN



S U L P H E R S P R I N G S R O A D

PART 1
PLAN 62R-8480
(ROAD WIDENING)

2.99m
(9.8)

28.04m (92.00)
27.73m (91.00)

PART 2
PLAN 62R-8480
(ROAD WIDENING)

PART 1
PLAN 62R-8105

PIN 17445-0149 (LT)

57.97m (190.2)

PART 2
PLAN 62R-8105

PIN 17445-0148 (LT)

2.43m
(7.98)

PART 3
PLAN 62R-8480
(ROAD WIDENING)

PART 16
PLAN 62R-8105

PIN 17445-0147 (LT)

32.00m (105.00)
31.57m (103.58)

1.77m
(5.8)

PART
PLAN 62R-
R O A D

4 3

2

GEOGRAPHIC

TOWNSHIP

OF

ANCASTER

PART 12
PLAN 62R-8105

PIN 17445-0143 (LT)

L O T

C O N C E S S I O N

Holbrook

166

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #62

Ontario ServiceOntario



PAGE 1 OF 1

PREPARED FOR KMattatal
ON 2024/05/16 AT 10:29:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 43, CON 2 ANCASTER, AS IN W201783, EXCEPT PTS 1, 3 & 4, 62R8105 & PT 2, 62R8480 /T/W CD397889; ANCASTER CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

CAPACITY SHARE
TCOM 99%
TCOM 1%

PIN CREATION DATE:
1996/11/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/18 ON THIS PIN				
		WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/11/18				
		** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
		**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO				
		SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
		AND ESCHENTS OR FORFEITURE TO THE CROWN.				
		THE RIGHTS OF ANY PERSON WHO MIGHT, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
		CONVENTION.				
		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
		**DATE OF CONVERSION TO LAND TITLES: 1996/11/18 **				
62R8105	1986/08/14	PLAN REFERENCE				C
CD391877	1986/12/17	AGREEMENT REMARKS: SERVICE			THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH	C
CD401626	1987/03/19	AGREEMENT				C
WE1229389	2017/08/16	LR'S ORDER REMARKS: ADD EASN'T CD397889		LAND REGISTRY, WENTWORTH LAND REGISTRY OFFICE		C
WE1727576	2024/03/15	TRANSFER	\$2	HOLBROOK, RONALD	HOLBROOK, LAURA HOLBROOK, RONALD	C
WE1727577	2024/03/15	CHARGE	\$1,722,758	HOLBROOK, LAURA HOLBROOK, RONALD	THE TORONTO-DOMINION BANK	C

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McLeod 168

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #62

ServiceOntario



PAGE 1 OF 2
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17445-0147 (LF)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PT LT 43, CON 2 ANCASTER, PART 3, 4, 13, 14, 15, 16 & 17, 62R8105, EXCEPT PT 3, 62R8480, S/T & T/W CD438257 / S/T CD391878, CD397889, CD503615; T/W CD397889; ANCASTER CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

OWNERS' NAMES
MCLEOD, TRACEY

CAPACITY SHARE
BENO

PIN CREATION DATE:
1996/11/18

2 pages

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE "PIN CREATION DATE" OF 1996/11/18				
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1996/11/18					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO					
**	SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES, 1996/11/18 **						
62R8105	1986/08/14	PLAN REFERENCE				
CD391877	1986/12/17	AGREEMENT				
	REMARKS: SERVICE					
CD391878	1986/12/17	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH	C
CD397889	1987/02/16	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH GIBSON, COLIN DAVID GIBSON, JANE FRASER GIBSON, COLIN WILLIAM GEORGE (ESTATE) GIBSON, COLIN WILLIAM GEORGE	C
CD401626	1987/03/19	AGREEMENT				C
CD438257	1987/12/03	TRANSFER	\$220,000		MCLEOD, TRACEY	C

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McLeod

168

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LAND
REGISTRY
OFFICE #62

Ontario ServiceOntario

PAGE 2 OF 2

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ON 2024/05/16 AT 10:27:09

17445-0147 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
CD503615	1989/04/21	TRANS RIGHT OF WAY				
WE1229389	2017/08/16	IR'S ORDER REMARKS: ADD ENSN'T CD397899		LAND REGISTRY, WENTWORTH LAND REGISTRY OFFICE	UNION GAS LIMITED	C
WE1294880	2018/07/06	CHARGE	\$1,500,000	MCLEOD, TRACEY	THE BANK OF NOVA SCOTIA	C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

166 AND 168 SULPHUR SPRINGS RD.

Explanations:

1 Severance Purpose

The Owners of 166 Sulphur's Springs Rd, Ancaster (Holbrook) and 168 Sulphur Springs Rd. Ancaster (McLeod) are making Severance Applications at the same time, for the purpose of establishing one new merged lot containing a small portion of the two existing properties. The new lot will be approximately 39 meters of frontage by 56 meters deep. Each owner will contribute approximately half of the land necessary for the new lot. The owners existing properties each have current frontages of approximately 30 meters and depths of as much as of 176 meters.

2. Access

After the severances, the Holbrook Property (166) will have a frontage of 9.00 meters, their road access (for the past 100 years historically) is up a private lane that is on the eastern side of the McLeod Property (168). The McLeod property, after the severance will have a frontage of 12.96 meters, but again they have road access up the private lane. The private lane is mostly on the McLeod Property (see plan 62R-8105 attached).

3. Unusual Shape of Remaining Land

The remaining lands for both properties are unusual in that they both have very deep lots (i.e. 176 meters), and also have large building areas at the rear of the properties. These properties will be left with narrow frontages along Sulphur Springs Rd. This is consistent with development in the area. For similar properties, see 159 and 163 Sulphur springs rd. across the street from the subject properties. Also see 183 and 189 Lovers Lane. The Lovers Lane properties actually back on the West side of the applicants properties. Several of the Lovers Lane properties have frontages of less than 9.0 meters and have shared road access and easements for services, similar to the Applicants' proposal.

4. Services to New Joint Lot

Full services sewer, water, hydro, cable, internet and gas etc. are all available to the new joint lot at the street.

5. Services to Remaining Land and Need for Easement for the Remaining Land

Currently, services for water, gas, cable, and internet and internet for the existing homes are already located under the private lane with appropriate easements and will remain as is. The sewers and hydro for the remaining lands and existing houses (166 and 168) were installed 37 years ago through the land to be severed. These services will now be relocated, for both existing houses, to the McLeod remaining property, with an easement to be granted by McLeod to Holbrook. The new sewers for McLeod and Holbrook and hydro will be installed at the same time over the 12.96 meter strip of land to the east of the proposed severed land. Both of the existing houses have long sewer lines that travel from those houses to the new easement area. As such, it will not be necessary to install completely new sewer lines to the existing houses, but only to install new sewer lines from Sulphur Springs rd. to connect to the existing sewer lines approximately 60 meters from the road.

6. Trees

In 1986, the prior owners of all the subject lands (Gibson family) installed all new services to the existing homes on the subject properties (and other adjoining homes). At that time, the owners cleared the proposed severance lands of most of the trees. Very few trees will now have to be removed to construct a new house on the lands to be severed. Several trees will have to be removed for the new services to be installed for the existing or remaining lands. Those trees are on the McLeod (No. 168) strip of land and the easement leading to Sulphur Springs Rd. No trees need to be removed at this time from the severance lands.

7. Holbrook (No. 166) Strip of Land

The remaining 9.0-meter strip of land for the Holbrook property, attached to Sulphur Springs Rd. is of special note. This strip is heavily treed and fairly steep. The severance applicants have consulted engineers and confirmed that the services to the Holbrook existing house should preferably be located elsewhere, and as proposed by way of an easement over the McLeod remaining property to the East of the severed lands.



FINAL

Environmental Impact Study

166 & 168 Sulphur Springs Road, Hamilton, Ontario

Prepared for:

**Laura Holbrook & Tracey
McLeod**


166-168 Sulphur Springs Road
Hamilton, ON L9G 4T7

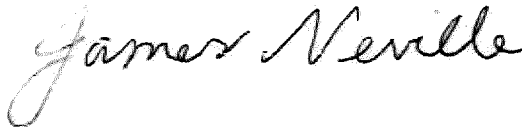
September 10, 2024

Pinchin File: 343449



Issued to: Laura Holbrook & Tracey McLeod
Contact: Laura Holbrook & Tracey McLeod, Landowners
Issued on: August 29, 2024
Pinchin File: 343449
Issuing Office: Mississauga, ON
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Reviewer:

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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by the Landowners (Client) to conduct an Environmental Impact Study (EIS) of the subject property, located at 166-168 Sulphur Springs Road, Hamilton, Ontario (Site), pursuant to proposed severance. The location of the Site with general surrounding area is shown on Figure 1 in **Appendix A**. The Client intends to sever a portion of the subject properties for future residential development.

The Site, approximately 0.17 hectares in area and slated for land severance, is currently vacant. Natural heritage features include woodlands. The Site and its immediately surrounding area extending outward 120 m, as the identified Study Area for this EIS, is depicted on Figure 2 in **Appendix A**. According to the Client's agency consultation, an EIS is required by the City of Hamilton for the proposed severance application.

This EIS report was prepared to: identify key natural heritage features present on, or immediately adjacent to, the Site and characterize their ecological functions; evaluate potential environmental effects of the development proposal on the natural features that might reasonably be expected; and provide recommendations of mitigation measures to avoid or otherwise mitigate potential impacts. This EIS has been conducted according to the City of Hamilton Official Plan (2023). Additionally, the EIS has required consistency with applicable provincial and regional policies, including the Provincial Policy Statement (2014), Niagara Escarpment Plan (2017), and *Endangered Species Act* (2007).

2.0 POLICY CONTEXT

The following provincial, regional, and municipal legislation and policies were reviewed prior to evaluation of the natural heritage features and functions of the Site and adjacent area:

- Provincial Policy Statement (2020);
- City of Hamilton Official Plan (2023); and
- Niagara Escarpment Plan (2017);

The sections below provide a summary of the above legislation and policies applicable to the development planning of the Site.

2.1 Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) sets a policy foundation for regulating development and land use in the Province of Ontario. It sets out guidelines for development while protecting resources of interest to the province, public health and safety and the quality of the natural environment (Ministry of Municipal Affairs and Housing, 2020). The PPS does support development and improved land use for planning, management, and growth, but it does so in ways to enhance communities through efficient land use and environmental management and protection.



Section 1.1.1 of the PPS sets out the requirement for planning authorities to guide and regulate land use to ensure resilient development and effective land-use patterns. This process is accomplished by promoting and sustaining healthy, vibrant, and secure communities through:

- a) Promoting development and land use patterns that conserve biodiversity (section 1.1.1h);
and
- b) Preparing for the regional local impacts of a changing climate (section 1.1.1.i).

Section 1.8.1 identifies that planning authorities support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns that:

- a) Promote design and orientation that maximizes energy efficiency and conservation and considers the mitigating effects of vegetation and green infrastructure.

Section 2 of the PPS provides direction for wise use and management of resources by conserving and protecting natural areas and their features to their benefit. Section 2.1 stipulates that the natural features and areas are to be protected for the long term. Section 2.1 also states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, are to be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.

As the Study Area falls within Ecoregion 7E (Lake Erie – Lake Ontario Ecoregion), development and site alteration shall not be permitted that affect significant wetlands and significant coastal wetlands.

Development and site alteration shall not be permitted, unless it has been demonstrated that there will be no negative impacts on these natural features or their ecological functions:

- a) significant woodlands in Ecoregions 7E (excluding islands in Lake Huron and the St. Mary's River);
- b) significant valleylands in Ecoregions 7E (excluding islands in Lake Huron and the St. Mary's River);
- c) significant wildlife habitat;
- d) significant areas of natural and scientific interest; and
- e) Coastal Wetlands in Ecoregion 7E that are not subject to policy 2.1.4 (b)

Development and Site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Section 2.0 notes that development and site alteration shall not be permitted on land adjacent to the natural heritage features and areas unless the ecological function of the adjacent lands has been demonstrated and that there will be no negative impacts on their features or functions.



The PPS provides overall policy direction and should be read in conjunction with other provincial and municipal plans. Where the policies from various plans overlap, the more stringent policy applies unless otherwise stated.

2.2 Urban Hamilton Official Plan

The Urban Hamilton Official Plan (UHOP) is the Official Plan for the amalgamated communities of Ancaster, Dundas, Flamborough, Glanbrook, Hamilton, and Stoney Creek. The UHOP came into effect in November 2022, and includes policies to guide land use and development for the City of Hamilton (City of Hamilton, 2022). The Site is classified as “Core Area” under Schedule B of **Appendix B**. The Site is also classified as “Key Natural Heritage Feature Significant Woodlands” under Schedule B-2 of **Appendix B**. The Natural Heritage System, identified on Schedule B, consists of the Niagara Escarpment Plan area, and Core Areas and Linkages identified by the City of Hamilton. The City shall focus on protecting and enhancing the natural heritage system through stewardship, education and awareness, land use planning policies, habitat restoration and management, and acquisition, as noted in Section 2.0. As noted in section 2.2.2, the boundaries of Core Areas and Linkages, shown on Schedule B - Natural Heritage System, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, watershed studies or other appropriate studies accepted by the City without an amendment to this Plan.

Section 2.3.2 details core Areas include key natural heritage features, key hydrological features, and provincially significant and local natural areas. Core Areas are the most important components in terms of biodiversity, productivity, and ecological and hydrological functions. Section 2.3.3 details the natural features and ecological functions of Core Areas shall be protected and where possible and deemed feasible to the satisfaction of the City enhanced. To accomplish this protection and enhancement, vegetation removal and encroachment into Core Areas shall generally not be permitted, and appropriate vegetation protection zones shall be applied to all Core Areas.

Generally, permitted uses in Core Areas shall include the following types, provided that negative impacts have been avoided or at least minimized, noted in Section 2.5.1:

- a) forest, fish and wildlife management;
- b) conservation or flood erosion projects;
- c) existing uses;
- d) passive recreation uses and small-scale structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the negative impacts of those features should be minimized; and
- e) infrastructure projects.



New development and site alteration shall not be permitted within significant woodlands, significant valleylands, significant wildlife habitat, and significant areas of natural and scientific interest unless it has been demonstrated that there would be no negative impacts on the natural features or on their ecological functions, as per section 2.5.4.

Additionally, new development and site alteration shall not be permitted on adjacent lands to the natural heritage features, unless the ecological function of the adjacent lands has been evaluated and it is demonstrated that there shall be no negative impacts on the natural features or their ecological function, as noted in Section 2.5.5 of the UHOP.

Noted in section 2.5.8, new development or site alteration requires, prior to approval, the submission and approval of an Environmental Impact Statement which demonstrates to the satisfaction of the City and the relevant Conservation Authority that:

- a) There shall be no negative impacts on the Core Area's natural features or their ecological functions;
- b) Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and ground water, plants and wildlife across the landscape and
- c) The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible.

An Environmental Impact Statement shall propose a vegetation protection zone that:

- a) has sufficient width to protect the Core Area and its ecological functions from impacts of the proposed land use or site alteration occurring during and after construction, and where possible and deemed feasible to the satisfaction of the City, restores or enhances the Core Area or its ecological functions or both (2.5.9); and
- b) is established to achieve, and be maintained as, natural self-sustaining vegetation (2.5.9).

The Site is classified as "Urban Area" under Schedule A, as shown in **Appendix B**. As noted in section 1.1.1 of the OP, any development within the Niagara Escarpment Plan Area, as shown on Schedule A – Provincial Plans, shall meet the requirements of this Plan and the Niagara Escarpment Plan. 6. As noted in Section 1.16 of the UHOP, to minimize the impact and further encroachments in the Escarpment environment, for those lands located within the Niagara Escarpment Plan Area, the following policies are applicable:

- a) The design of the development shall be compatible with the visual and natural environment;
- b) Setbacks and screening adequate to minimize the visual impact of development on the Escarpment landscape shall be required;



- c) No new lots shall be created in Escarpment Natural or Protection Areas unless such lot creation is for the purposes of correcting conveyances, enlarging existing lots or acquisition by a public body or authority, and to allow surplus farm dwelling severances in the Escarpment Protection or Escarpment Rural Areas; and
- d) Within the Escarpment designations Natural Area, Protection Area and Rural Area, amendments shall not be permitted for urban uses or redesignations to Minor Urban Centre, Urban Area or Escarpment Recreation Area.

The Site is classified as “Neighbourhood” under Schedule B, as shown in Appendix B. Neighbourhoods are to primarily consist of residential uses and complementary facilities and services intended to serve the residents. Those facilities and services may include parks, schools, trails, recreation centres, places of worship, small retail stores, offices, restaurants, and personal and government services.

2.3 Niagara Escarpment Plan

The Niagara Escarpment Plan emerged from a planning process set out by the Niagara Escarpment Planning and Development Act to ensure the area would be protected. The framework sets out to strike a balance between development and protection of the Niagara Escarpment (Ontario, 2017). Within the Plan Maps section, the Site and Study Area are zoned as “Urban Area”, as shown in Map 2 of Appendix B. Development within Urban Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas. Growth and development in Urban Areas shall be compatible with and provide for:

- a) the protection of natural heritage features and functions;
- b) the protection of hydrologic features and functions;
- c) the protection of agricultural lands, including prime agricultural areas;
- d) the conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;
- e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
- f) sustainable use of water resources for ecological and servicing needs; and
- g) compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning.

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive. Proposed uses and the creation of new lots may be permitted within Urban Areas subject to conformity with Part 2, Development Criteria, the Development Objectives and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.



New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.

3.0 STUDY METHODOLOGY

3.1 Background Review and Agency Consultation

Pinchin conducted a background assessment of available information sources relating to the Study Area before doing our site reconnaissance. Included in the review were natural heritage features present on the Study Area, historical species occurrences available from the NHIC, existing wildlife data records, Species of Conservation Concern lists, and other relevant information. The Hamilton Natural Areas Inventory Project 3rd Edition was also reviewed for this report. Additionally, information and documents available from the Client, including site history and site survey, were also reviewed for this Site. The EIS report was completed in accordance with applicable policies and guidelines of the Urban Hamilton Official Plan (2013). Additionally, the EIS was completed in consistency with the provincial policies including the Provincial Policy Statement (2020), and Niagara Escarpment Plan (2017). Those documents reference the Ministry of Natural Resources and Forestry's (MNRF) Natural Heritage Reference Manual, PPS, Ontario Regulation 41/24 under the *Conservation Authorities Act*, and *Endangered Species Act*, all of which were reviewed for this report. Natural heritage resources with the potential to be present on the Study Area were identified from:

- Assessment of habitat through aerial photographs and online mapping:
 - Land Information Ontario (MNRF, 2020a); and
 - Google Earth.
- Review of historical occurrence records for Species of Conservation Concern within or adjacent to the Study Area:
 - Natural Heritage Information Centre (MNRF, 2024b);
 - Atlas of the Breeding Birds of Ontario (BSC, 2024);
 - Atlas of the Mammals of Ontario (Dobbyn, 1994);
 - Ontario Reptile and Amphibian Atlas (ON, 2024);
 - Ontario Butterfly Atlas (TEA, 2024);
 - Aquatic Species at Risk Map (DFO, 2024)
 - Ontario Regulation 230/08 Species at Risk in Ontario List (COSSARO, 2020); and
 - Provincial and federal assessments, recovery strategies, and management plans.



3.2 Field Assessment

3.2.1 Vegetation Surveys

Vegetation communities within the Study Area were assessed and described using the provincial Ecological Land Classification system. The *Ecological Land Classification for Southern Ontario: First Approximation and its Application* and the Second Approximation (Lee et al., 1998 and 2008) were referenced to classify the habitats to ecosite. Ecosites classified within the Study Area were then applied to polygons that were mapped using aerial imagery.

The vegetation communities were sampled for their structure, species composition, distribution, and habitat characteristics. This information was supplemented by floristic surveys at the time of each visit. Species names generally follow the nomenclature of Flora Ontario (Newmaster and Ragupathy, 2012) and the NHIC.

3.2.2 Woodland Assessment

The City of Hamilton does not have its own evaluation criteria for significant woodlands, and instead defers to the criteria established by the MNRF in its Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement. For municipalities with woodland cover of 15% to 30%, such as the one where the Site is located, one or more of the following criteria must be met for a woodland to be considered significant (MNRF, 2012):

- a) Woodlands 20 ha in area or larger;
- b) 2 ha of interior habitat, defined as being more than 100 m from woodland edge;
- c) 0.5 ha to 20 ha in area (depending on circumstances) and within 30 m of a significant natural feature or fish habitat;
- d) 1 ha to 20 ha in area (depending on circumstances) and located between two other significant features, each of which is within 120 m;
- e) 0.5 ha to 10 ha in area (depending on circumstances) and within 50 m of a sensitive groundwater discharge, sensitive recharge, sensitive headwater area, watercourse of fish habitat; and
- f) 0.5 ha to 10 ha in area (depending on circumstances) and older than 100 years or having rare species composition.

Each woodland evaluation criterion is discussed in Section 4.3 below.

3.2.3 Species at Risk

The *Endangered Species Act 2007* (ESA) provides protection from harm, harassment, or captures, to species listed as extirpated, endangered, or threatened on the Species at Risk Ontario List. Additional protection is provided to the habitat of endangered or threatened species on that same list.



Habitat for a species includes anywhere members of the species depend on for reproduction, rearing, hibernation, migration, or feeding; or prescribed habitat as defined in Ontario Regulation 242/08 of the General Regulation.

The likelihood of occurrence of Species at Risk was assessed qualitatively based on the ability of the habitat to meet one or more life requisites for each Species at Risk identified during the desktop assessment. If habitat suitable for Species at Risk was identified, additional survey effort was applied in that area. If incidental Species at Risk are observed, they were recorded throughout the field assessment within and adjacent to the Site.

3.2.4 Incidental Wildlife Observations

Wildlife was surveyed as part of general wildlife surveys during the field assessment. These surveys involved general coverage recording all species observations and signs, including tracks and trails, scat, burrows, dens, browse, and vocalizations. Wildlife surveys were done during the coincident surveys for vegetation communities and vascular plants. Significant wildlife habitat was assessed according to the MNRF Natural Heritage Reference Manual (MNRF 2010) and the MNRF Significant Wildlife Habitat Technical Guide (MNRF 2000).

4.0 EXISTING CONDITIONS

4.1 Landforms, Physiography, and Geology

The Site is bounded by Sulphur Springs Road to the north, residential dwellings to the east, and residential dwellings with woodlands to the south and west. The topography on the Site is slopes upwards towards the southern portion of the Site. The Ontario Geological Survey classifies the bedrock of the Site as being Middle and Lower Silurian in origin, consisting of sandstone, shale, dolostone, and siltstone rocks of the Lockport Formation (Ontario Geological Survey, 1991).

The Study Area is situated within Ecodistrict 7E-3, also known as the Grimsby Ecodistrict. This ecodistrict extends from the community of Campbellville in the north, then around the western tip of Lake Ontario to the community of Queenston, and ends at the United States border in the east. The ecodistrict is dominated by 60% pasture/cropland, 20% settlement, 14% deciduous forest, 4% other natural areas, and 2% other features.

The substrate within this ecodistrict is 73% gray/brown luvisol, 18% gleysol, 6% urban, and 3% other types. A detailed review and analysis of the vegetation communities and potential natural heritage features on and surrounding the Site is provided in Section 4.2.



4.2 Vegetation Surveys

4.2.1 Vascular Plants

A summer season field assessment was conducted on July 25, 2024, to assess the natural features present on the Site within the Study Area. A map of the natural heritage features present on the Site as the Study Area is provided on Figure 2 in **Appendix A**. The weather during field assessments was 24°C and sunny. A full vascular plant species inventory as observed on the Site during the field assessment program throughout the Site is provided in Table 1 in **Appendix D**.

4.2.2 Vegetation Communities

In total, four communities were identified within the Study Area: Sugar Maple Deciduous Woodland, Single Family Residential, Dry – Fresh Pine – Sugar Maple Mixed Forest, and Transportation. Each vegetation community is described below, and a map of their locations is provided on Figure 3 in **Appendix A**. Selected Site photographs from the field assessment as described below are provided for reference in **Appendix E**.

Sugar Maple Deciduous Woodland (WODM4-3) covers the entire Site. It is bounded by Sulphur Springs Road to the north and single-detached residences to the east and west. The community is dominated by Sugar Maple (*Acer saccharum*), with lesser amounts of White Ash (*Fraxinus americana*), Red Pine (*Pinus resinosa*), Black Cherry (*Prunus serotina*), White Spruce (*Picea glauca*), American Elm (*Ulmus americana*), Large-toothed Aspen (*Populus grandidentata*), Horse Chestnut (*Aesculus hippocastanum*), Sycamore (*Platanus occidentalis*), and Silver Maple (*Acer saccharinum*). The ground and understory layers are composed of Maple-leaf Viburnum (*Viburnum acerifolium*), Lesser Periwinkle (*Vinca minor*), Virginia Creeper (*Parthenocissus quinquefolia*), Poison Ivy (*Toxicodendron radicans*), Garlic Mustard (*Alliaria petiolata*), Herb-Robert (*Geranium robertianum*), Wood Fern (*Dryopteris intermedia*), Goutweed (*Aegopodium podagraria*), Staghorn Sumac (*Rhus typhina*), and Canada Goldenrod (*Solidago canadensis*). Several walking paths are found throughout this community. A large patch free of any trees was also found in the central portion of the Site. This treeless area is the intended location of any future residential development, as it has lowest potential for adverse ecological effects.

Single Family Residential (CVR_3) is located to the north, south, east and west of the Site. It comprises single-family residences with associated amenities and driveways.

Dry – Fresh Pine – Sugar Maple Mixed Forest (FOMM2-2) is located east of the Site. It is dominated by Sugar Maple and Red Pine with lesser amounts of White Ash, Black Cherry, White Spruce (*Picea glauca*) and American Elm. The understory and ground layers are very similar in composition to the Sugar Maple Deciduous Woodland.

Transportation (CV1_1) is found north of the Site and consists of Sulphur Springs Road.



4.3 Woodland Assessment

As described in Section 3.2.2, the City of Hamilton does not have its own evaluation criteria for significant woodlands, and instead defers to the MNR criteria we have listed.

Based on the MNR significant woodland assessment criteria listed in Section 3.2.2, the Sugar Maple Deciduous Woodland on the Site and the Dry – Fresh Pine – Sugar Maple Mixed Forest within the Study Area would not be considered a candidate significant woodland. The woodland, with aerial canopy cover of approximately 4 ha, is smaller than 20 ha, has less than 2 ha of interior habitat, is not located within 30 m of fish habitat or a significant natural feature, and does not provide habitat to old or rare vegetation. As described in Schedule B-2 of the UHOP, the Site is identified as a Key Natural Heritage Feature Significant Woodland, but the Site does not meet the provincial standards of significant woodland. Further, though the Site is situated in a woodland, there exists a natural clearing with sparse trees, as shown in **Appendix C**. It is anticipated that only a limited number of individual trees will need to be removed for potential future development. Mitigation measures are discussed further in Section 7.0.

4.4 Incidental Wildlife Observations

The following incidental wildlife were observed based on their sound, sight, scat, or a combination during the subsequent field surveys for vegetation on the Site and within the Study Area: American Crow (*Corvus brachyrhynchos*), Blue-Jay (*Cyanocitta cristata*), Black-capped Chickadee (*Poecile atricapillus*), Northern Cardinal (*Cardinalis cardinalis*), Northern Flicker (*Colaptes auratus*), Red-breasted Nuthatch (*Sitta canadensis*), Chipmunk (*Tamias striatus*), and White-tailed Deer (*Odocoileus virginianus*). Nearly all of species observed are common in the suburban environment, owing to the variety of ecosystems in the area, and have adapted to various habitats. The exception is the Red-breasted Nuthatch, which is classified as Uncommon per the Hamilton Natural Area Inventory. Should the Site be developed in the future, a breeding bird survey is recommended prior to development.

4.5 Species at Risk Screening

A comprehensive Species at Risk (SAR) screening identified a total of 41 SAR as having potential to inhabit the Study Area, based on background review of the NHIC records and other available data sources for the Study Area surrounding the Site. Information about those 41 species screened, including the listing status, last observed date and sources used to identify their presence in the Study Area, and their habitat requirements, is provided in the Species at Risk Screening Table in **Appendix F**. Based on the background review and field assessment, Pinchin determined that habitat suitable for ten of the SAR is available within the Study Area, but confirmed observations of none of those species have been made in the Study Area.



The deciduous woodland on the Site may offer suitable habitat to five avian SAR, including Chimney Swift (*Chaetura pelagica*), Hooded Warbler (*Wilsonia citrina*), Eastern Wood-pewee (*Contopus virens*), Red-headed Woodpecker (*Melanerpes erythrocephalus*), and Wood Thrush (*Hylocichla mustelina*). These birds utilize different layers in the canopy or ground cover throughout the swamp for nesting habitat. None of these avian SAR were observed during the field survey.

One SAR plant species with potential habitat in the area is the Butternut (*Juglans cinerea*). This tree usually grows alone or in small groups in deciduous forests with moist, well-drained soil. It does not do well in the shade, and often grows in sunny openings and near forest edges. No SAR trees were observed during the field surveys.

Four SAR bats have potential to inhabit the Site: the Little Brown Bat (*Myotis lucifugus*), Eastern Small-footed Bat (*M. leibii*), Northern Long-eared Myotis (*M. septentrionalis*), and Tricoloured Bat (*Pipistrellus subflavus*). Those bats will often roost in attics, abandoned buildings, barns, and dead trees or snags where they can raise their young. The woodland on the Site could provide suitable habitat. Based on fieldwork results, no snags were observed within the Site, but the surrounding area has the potential to provide habitat for these bat species. Bat surveys were not completed as part of this assessment and none were incidentally observed during field surveys.

Recommendations and mitigation measures to protect SAR on the Site are provided in section 7.0 below.

4.6 Significant Wildlife Habitat Screening

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNRF, 2015) was consulted to screen the wildlife habitat for significance in the Study Area. Field assessments were also undertaken to assess the quality of the habitat in relation to Significant Wildlife Habitat (SWH). Assessment results aided the determination of absence of potential SWH in the Study Area.

Based on observations during the desktop background review and vegetation surveys, SWH types were either not present or unlikely within the Study Area. A detailed SWH screening for the Study Area has been conducted according to the MNRF's Significant Wildlife Habitat Criteria and can be found in the Significant Wildlife Habitat Screening Table 2 in **Appendix F**.

4.7 Natural Heritage System and Ecological Connectivity

The Site and Study Area are in a suburban area of Hamilton, surrounded by Sulphur Springs Road to the north, residential dwellings to the east, and residential dwellings with woodlands to the south and west. Looking at the surrounding landscape, the Site is connected to other neighbouring woodland communities. The woodlands found on the Site and Study Area act as a source of habitat for a variety of species within the surrounding area. It also provides a source of foraging and traversal for plant and wildlife dispersal. Although, the roadway and residential dwellings create barriers for wildlife movement and decreases the ecological value of the woodlands.



Overall, the woodlands on the Site and Study Area offers moderate ecological value. Mitigation measures to protect the wildlife within the woodland are found in section 7.0 below.

5.0 PROPOSED DEVELOPMENT

The Site, approximately 0.17 of a hectare in area is slated for land severance and is currently vacant. Natural heritage features include a woodland. A copy of the severance plan is provided in **Appendix F** for reference. The purpose of this EIS is to understand the current constraints on the Site and within the rest of the Study Area for the proposed development, and the potential impacts of development on those areas. The impact assessment following in Section 6.0 is based on the Site Plan proposed by the Client.

6.0 IMPACT ASSESSEMENT

There are potential direct and indirect adverse impacts on natural heritage features on and adjacent to the Site from the proposed severance and potential future development, as described in Sections 6.1 and 6.2 below.

6.1 Direct Impacts

Direct impacts of the proposed severance and potential future development on natural heritage features (i.e., woodlands) would include those from the following construction aspects:

- Stripping of vegetation and topsoil on the disturbed area on the Site;
- Selective removal of trees and shrubs on the Site; and
- Displacement of wildlife on the Site.

To accommodate the proposed severance and potential future development, stripping of vegetation and topsoil will be restricted to the Sugar Maple Deciduous Woodland on the Site. The Site may provide seasonal habitat to birds and other wildlife that may use the woodland for foraging and feeding. Potential effects on wildlife can be avoided by prudent timing of vegetation and topsoil removal. The proposed severance and potential future development will be entirely contained within the existing footprint of the Site. Potential direct impacts on the Site from the proposed severance and potential future development are mainly from selective removal of trees and shrubs on the Site. The wildlife utilizing the Site will be displaced permanently post-construction.

It is anticipated that select tree removal may be required during a future development. However, the Site is situated within a natural clearing of a woodland with only a few trees present. It is suggested that a Tree Inventory and Protection Plan with tree removal or retention recommendations and a Landscape Plan with details for planting of native species be submitted prior to development, so as to document the species and number of trees that will be removed and retained, and restoration and enhancement measures to mitigate impacts.



6.2 Indirect Impacts

Potential indirect impacts on natural heritage features of adjacent woodlands, based on the proposed severance and potential future development, may include:

- Those on plants and wildlife from construction noise, dust, and vibration;
- Sedimentation of the woodland by construction activities; and
- Alteration of water quality and flow regime of the adjacent natural heritage features.

Indirect impacts on the adjacent woodland communities and associated plants and wildlife are likely limited to the species located within the Site. It is likely that, during the construction periods, birds, mammals, reptiles and other wildlife that seasonally use the woodlands for foraging and breeding may be disturbed temporarily, while over time the wildlife will likely return to the wooded areas on the Site.

Stormwater runoff from construction has potential to affect nearby natural heritage features. Development of a Stormwater Management Report with an Erosion and Sediment Control Plan for the Site is recommended prior to construction to identify ways to mitigate impacts on natural heritage features. Recommendations and mitigation measures for potential impacts of development on the Site are described in Section 7.0 below.

7.0 RECOMMENDED AVOIDANCE AND MITIGATION MEASURES

Based upon the above impact assessment conducted in accordance with the Urban Hamilton Official Plan (2013). Pinchin has identified direct and indirect impacts on the natural environment of the Site and within the Study Area, including the woodland. Proposed mitigation measures to address all potential, identified negative impacts, including recommended timing windows and other specifications for implementation, are included in this EIS. Furthermore, mitigation measures relating to protection of fencing during onsite works must be implemented prior to commencement of construction work to protect sensitive natural features. As outlined in Scheduled B-2 of the UHOP, the Site is identified as a Key Natural Heritage Feature Significant Woodland. However, the Site does not meet the provincial standards of significant woodland. Although the Site is situated in a woodland, there exists a natural clearing with sparse trees. It is anticipated that only a limited number of individual trees will be removed for development. Should removal of trees be required for future potential development, restoration and enhancement plans must be developed in a timely way and effectively implemented on the Site to prevent potential negative impacts on the natural heritage features post-construction.

Tree and vegetation removal:

- Restrict the extent of potential tree and vegetation removal within the Site to the construction footprint as much as practicable.



- To minimize or avoid impacts to breeding birds and roosting bats, remove vegetation within the Site outside of the associated breeding periods for bird and bat species between April 1 and September 30.
- Should tree removal be required, a Tree Inventory and Protection Plan is recommended to be developed for the Site and should be approved by the reviewing agencies prior to construction and site alteration.

Erosion and sediment control:

- Development of an Erosion and Sediment Control Plan, as part of the Stormwater Management Report for the construction on the Site, is recommended, to include protection measures applicable to the surrounding natural features.
- Prior to construction and site alteration, establish adequate erosion and sediment control (ESC) measures, including a sediment fencing, around the Site upgradient from the natural heritage features until the disturbed area is restored upon construction completion.
- If required, regularly conduct repairs and maintenance of the installed ESC measures until construction completion.
- Stabilize disturbed areas immediately post construction to prevent erosion and sedimentation.

Wildlife and Species at Risk encounter protocol:

- If wildlife is encountered during construction, cease work immediately and allow the animal to naturally move out of the construction zone. If the animal does not leave the area for a prolonged period, please consult with a qualified Biologist for possible response or mitigation measures.
- If an animal is injured or deceased, or if a Species at Risk is found on the Site, contact the Ministry of Environment, Conservation and Parks for guidance and handling.
- Conduct breeding bird surveys prior to development on the Site.

Restoration and enhancement:

- A Landscape Plan may be required for any restoration and enhancement on the Site. Appropriate restoration for the replaced or removed trees on the Site through this restoration plan is of utmost import minimize potential adverse effects on natural features as a result of the construction.



- The removed trees are to be compensated for by planting deciduous or coniferous trees of native species on the Site at a 1:1 ratio to provide for enhanced habitats. We suggest that considerations for placement of trees include planting deciduous trees on south- and west-facing areas to provide shade in summer and sunlight in winter, and planting conifers where they may act as wind-breaks year-round.

8.0 CONCLUSION

There are environmental opportunities and constraints identified on the Site as described in this EIS report. The assessed impacts, including direct and indirect impacts, can be avoided or otherwise mitigated through effective stormwater and environmental management measures.

With the implementation of the environmental plans sought out in this EIS and recommended Stormwater Management Plan, Tree Inventory and Protection Plan, and Landscape Plan, the proposed severance and future development would preserve the ecological functions of the adjacent natural features and enhance natural landscape on the Site through the potential installation of restoration and enhancement measures on the Site post construction.

With the above recommendations considered and diligently implemented on the Site, no adverse negative impacts on the ecological integrity of the adjacent natural heritage features will result from the proposed severance.

9.0 CLOSURE

The enclosed Environmental Impact Study has been prepared to assess the natural heritage features including the terrestrial conditions on the Site within the Study Area. The information contained herein as a result of the EIS regarding the proposed severance and future residential development is provided solely to the Client and approval agencies as a reference only.

In the event that clarifications or further information is required by the Client and approval agencies, please do not hesitate to contact the primary Pinchin contact indicated in the contact page of this document.

10.0 REFERENCES

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11.0 LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project. Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

343449 FINAL EIS 166 & 168 Sulphur Springs Hamilton ON Sept 10 2024

APPENDIX A
FIGURES



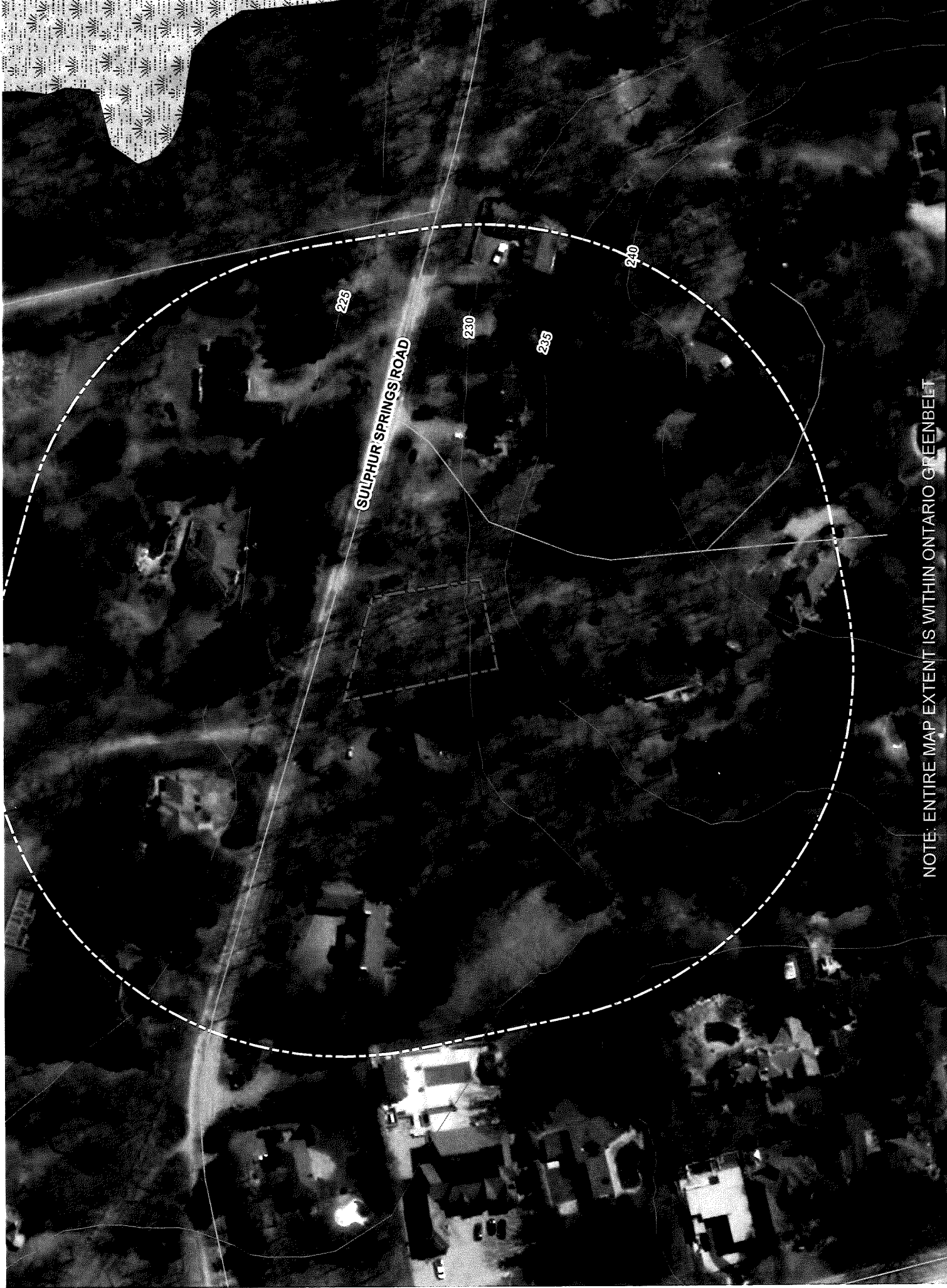
NOTES
 1. All features and measurements at

PROJECT NO. 343449.000

LEGEND
 [Symbol] Site Boundary

Environmental Impact Study

Environmental Impact Study



SULPHUR SPRINGS ROAD

228

230

235

240

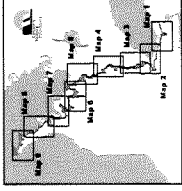
NOTE: ENTIRE MAP EXTENT IS WITHIN ONTARIO GREENBELT



SULPHUR SPRINGS ROAD

APPENDIX B
SUPPLEMENTARY INFORMATION

NIAGARA ESCARPMENT PLAN MAP 2



CITY OF
HAMILTON

- LEGEND**
- NIAGARA ESCARPMENT PLAN AREA**
Plan Designations
- Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Rural Area
 - Escarpment Recreation Area
 - Mineral Resource Extraction Area
 - Urban Area
 - Minor Urban Centre
- OVERLAY**
- Niagara Escarpment Parks and Open Space System
 - Special Policy Area
 - Amendments to the Niagara Escarpment Plan

NOTE: The Niagara Escarpment Plan designation boundaries shown on this map are for informational purposes only. The interpretation through site inspection and the approval of the interpretation of "Boundary" section of the Niagara Escarpment Plan



SCALE 1:50,000

BASE MAP LEGEND

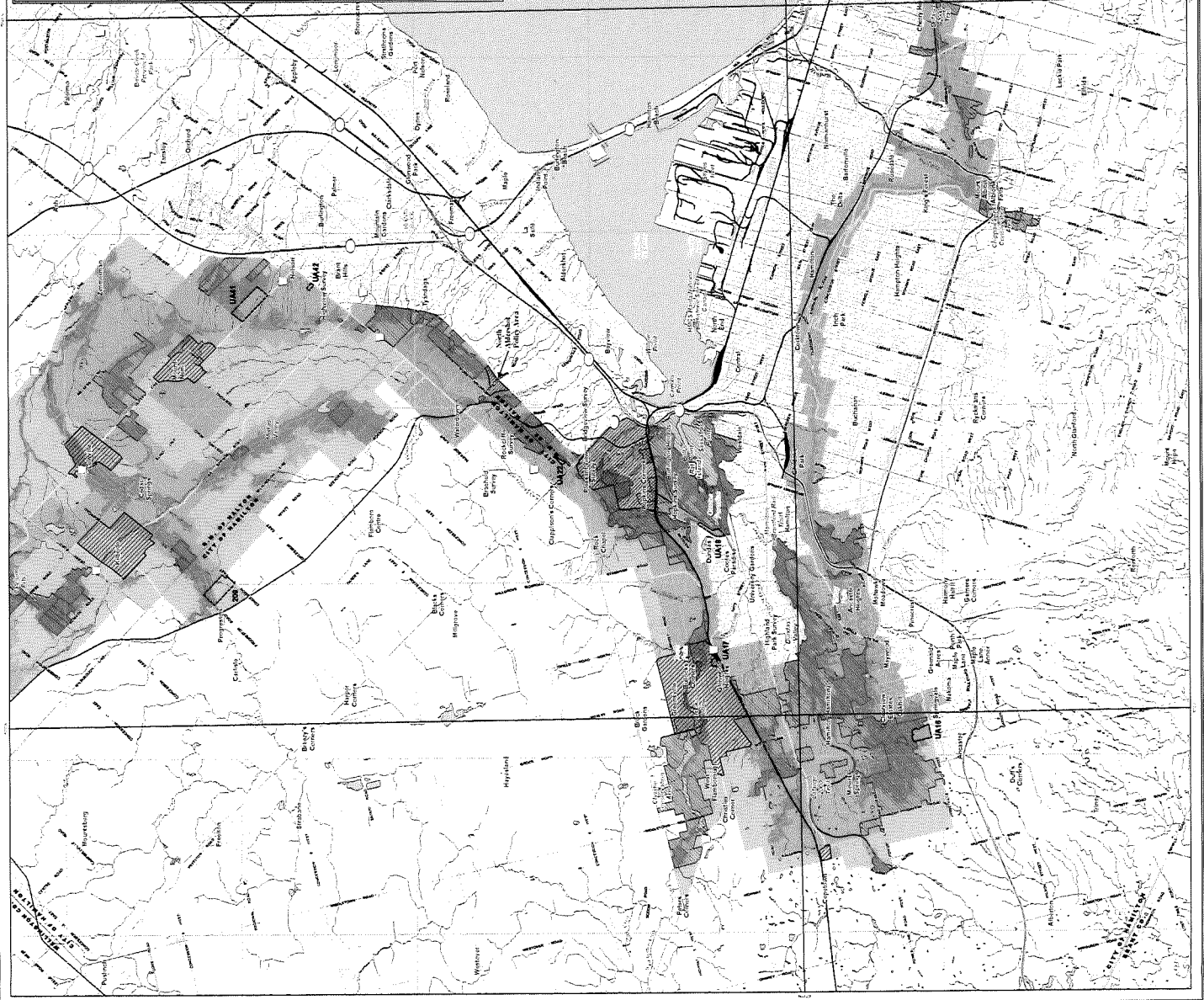
- ROADS**
- Expressway
 - Provincial Highway
 - County or Regional
 - Local Municipal
- BOUNDARIES**
- County or Regional Municipality
 - Township, Local and Area
 - Municipality
- OTHER**
- Railway
 - Abandoned Railway
 - Canbur (10m interval)
 - Lot and Concession Boundary

The NIAGARA ESCARPMENT PLAN (2017) APPROVED BY RESOLUTION 2017-01-01, OCT. 11, 2017.

Map data supplied by the Crown Ministry of Natural Resources and Forestry, Land Information Centre, Ontario and other sources as indicated on the map.



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NOTICE

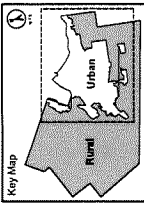
OFFICIAL PLAN ADJUSTMENTS ACT, 2023



On December 6, 2023, Bill 150 the *Planning Statute Law Amendment Act, 2023* received royal assent enacting the *Official Plan Adjustments Act, 2023*. The passing of this legislation has the effect of restoring the 'No Urban Boundary Expansion' growth strategy approved by Hamilton City Council in June 2022.

The Official Plan schedule has not been updated to reflect these changes which will include the removal of lands shown as Urban Expansion Area - Neighbourhoods and Urban Expansion Area - Employment.

When the updated Official Plan mapping is available to reflect Bill 150, these schedules will be replaced. Any questions about the Official Plan mapping with respect to the identified areas should be directed to planning@hamilton.ca.



Note: For Rural Provincial Plans Designations, refer to Schedule A of the Rural Hamilton Official Plan.

Legend

- Parkway Belt West Plan Area
- Niagara Escarpment Plan Designations
- Natural Area
- Protection Area
- Urban Area
- Protected Conveyable
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment
- Minor Urban Centres
- Other Features
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

* Note: Refer to the appropriate Provincial Plan for detailed mapping

Council Adoption: July 9, 2019
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Schedule A
 Provincial Plans**

Map to Scale
 Hamilton
 Planning Department
 100 King Street West, 4th Floor, Hamilton, ON L8R 2K7
 Tel: 905.546.3100
 Fax: 905.546.3101
 Email: planning@hamilton.ca



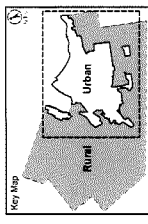
Hamilton County

Brant County

Wellington County

Regional Municipality of Waterloo

Regional Municipality of Halton



Note: For Rural Designated Natural Heritage Features and Urban Designated Natural Heritage Features, refer to Schedule B of the Rural Hamilton Official Plan.

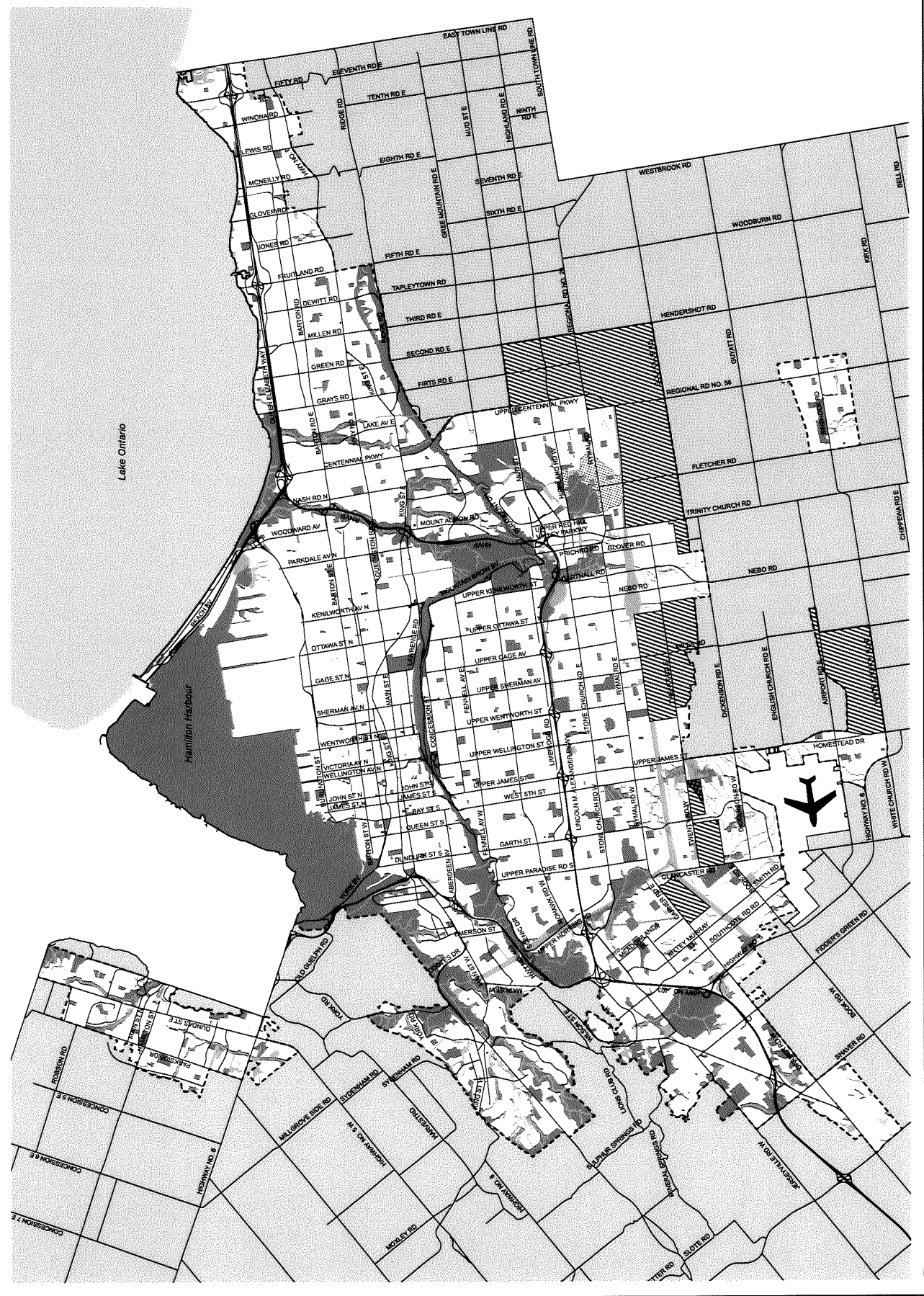
Refer to Rural Hamilton Official Plan for Natural Heritage System and Urban Heritage Features in the Urban Designated Natural Heritage Features, Urban Expansion Areas - Employment Areas - Employment Areas.

- Legend**
- Core Areas
 - Area Specific Policy (USC-1 and USC-2 in Volume 3)
 - Linkages
 - Parks & Cultural Open Space (Including Privately)
 - Key Hydrologic Feature
 - Streams
 - Urban Expansion Area - Neighbourhoods
 - Urban Expansion Area - Employment Area
 - Other Features
 - Rural Area
 - John C. Munro Hamilton International Airport
 - Nagara Escarpment
 - Urban Boundary
 - Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Schedule B
 Natural Heritage System**

DATE: November 2008
 CITY OF
 Hamilton
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 100 King Street West, 10th Floor, Hamilton, Ontario L8N 2K5
 TEL: 905.546.3100 FAX: 905.546.3101



NOTICE

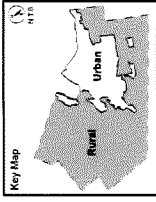
OFFICIAL PLAN ADJUSTMENTS ACT, 2023



On December 6, 2023, Bill 150 the *Planning Statute Law Amendment Act, 2023* received royal assent enacting the *Official Plan Adjustments Act, 2023*. The passing of this legislation has the effect of restoring the "No Urban Boundary Expansion" growth strategy approved by Hamilton City Council in June 2022.

The Official Plan schedule has not been updated to reflect these changes which will include the removal of lands shown as Urban Expansion Area - Neighbourhoods and Urban Expansion Area - Employment.

When the updated Official Plan mapping is available to reflect Bill 150, these schedules will be replaced. Any questions about the Official Plan mapping with respect to the identified areas should be directed to pdgening@hamilton.ca.



Note: For Rural Designated Natural Heritage Areas refer to Schedule B-2 of the Rural Hamilton Official Plan.

Refer to Rural Hamilton Official Plan for Natural Heritage System and Natural Heritage Features in Urban Expansion Areas - Neighbourhoods and Urban Expansion Areas - Employment Areas.

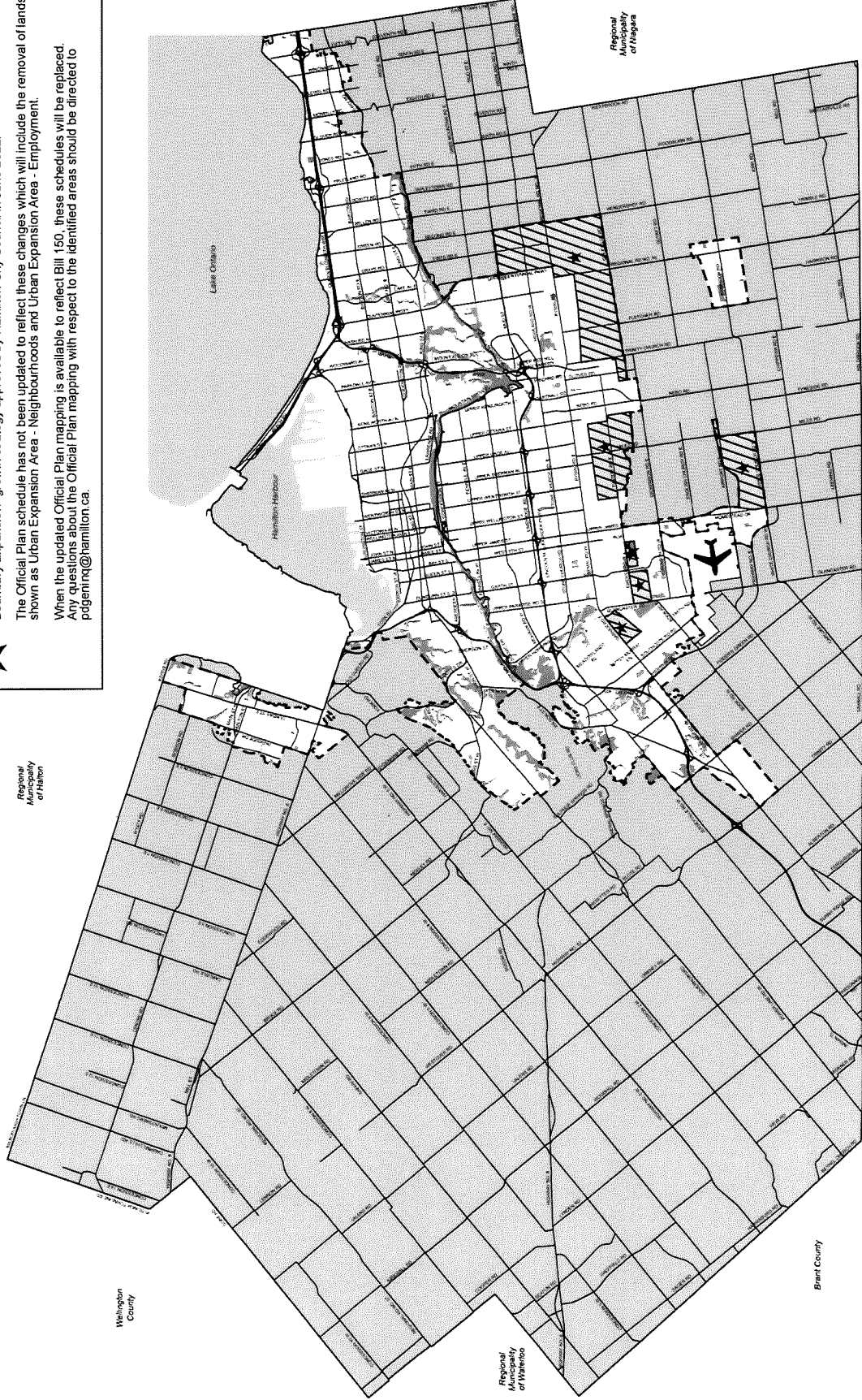
Legend

- Key Natural Heritage Feature Significant Woodlands
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment Area
- Other Features
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
 Consistent Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-2
Detailed Natural Heritage Features
Key Natural Heritage Feature
Significant Woodlands

Scale: 1:15,000
 Date: Nov. 2023
 Prepared by: Planning and Economic Development Department
 City of Hamilton
 100 King Street West, Hamilton, ON L8N 2W5
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Regional Municipality of Hamilton

Windsor County

Regional Municipality of Waterloo

Brant County

Haldimand County

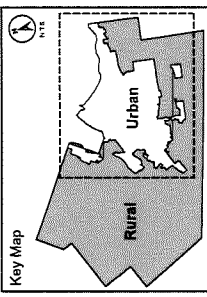
Hamilton

APPEALS

UHOPA NO. 69 APPEALS - PL171450
 - 3011 Homestead Drive (Glanbrook), Appellant # 4
 - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

NOTICE

OFFICIAL PLAN ADJUSTMENTS ACT, 2023
 On December 6, 2023, Bill 193 (the Planning Statute Law Amendment Act, 2023) received royal assent enacting the Official Plan Adjustments Act, 2023. The passing of this legislation has the effect of ratifying the "No Urban Expansion" growth strategy approved by Hamilton City Council in June 2022.
 The Official Plan schedule has not been updated to reflect these changes which will include the removal of lands shown as Urban Expansion Area - Neighbourhoods and Urban Expansion Area - Employment.
 When the updated Official Plan mapping is available to reflect Bill 193, these schedules will be replaced.
 The Official Plan mapping with respect to the identified areas should be directed to: urban@hamilton.ca.



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

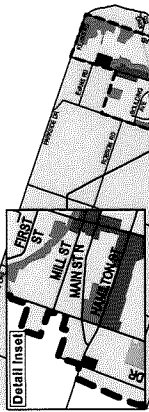
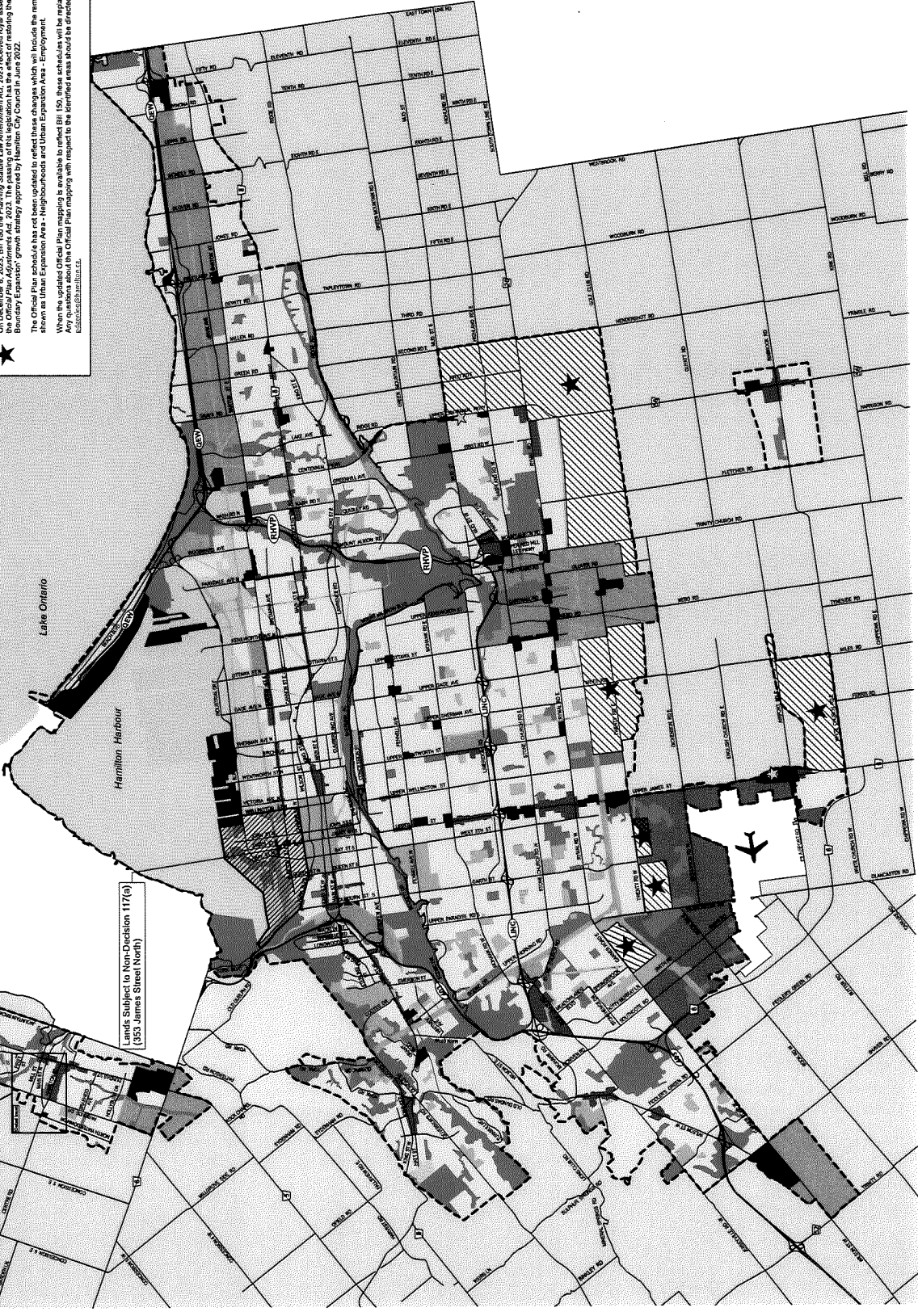
Legend

- Neighbourhoods
 - Open Space
 - Institutional
 - Utility
 - Urban Expansion Area - Neighbourhoods
 - Urban Expansion Area - Employment
- ### Commercial and Mixed Use Designations
- Downtown Mixed Use Area
 - Mixed Use - High Density
 - Mixed Use - Medium Density
 - District Commercial
 - Arterial Commercial
- ### Employment Area Designations
- Industrial Land
 - Business Park
 - Airport Employment Growth District
 - Shipping & Navigation
- ### Other Features
- Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary
 - Lands Subject to Non-Decision 113 West Harbour Selling Sill

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations

Not To Scale
 Date: Oct. 2023
 Hamilton
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
 This is not a plan of survey. It is a reproduction of a plan of survey for a Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.



Lands Subject to Non-Decision 117(a)
 (353 James Street North)

**APPENDIX C
SELECTED SITE PHOTOGRAPHS**

Selected Site Photographs

(All photos taken on July 25, 2024)



Photo 1 – View of the Sugar Maple Deciduous Woodland on the Site.



Photo 2. View of the Sugar Maple Deciduous Woodland on the Site.

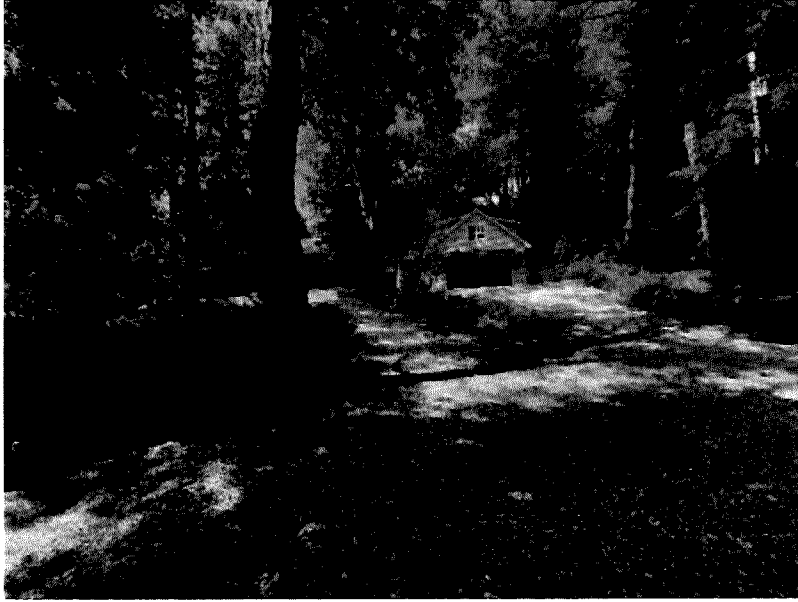


Photo 3 - View of the Single Family Residential within the Study Area.

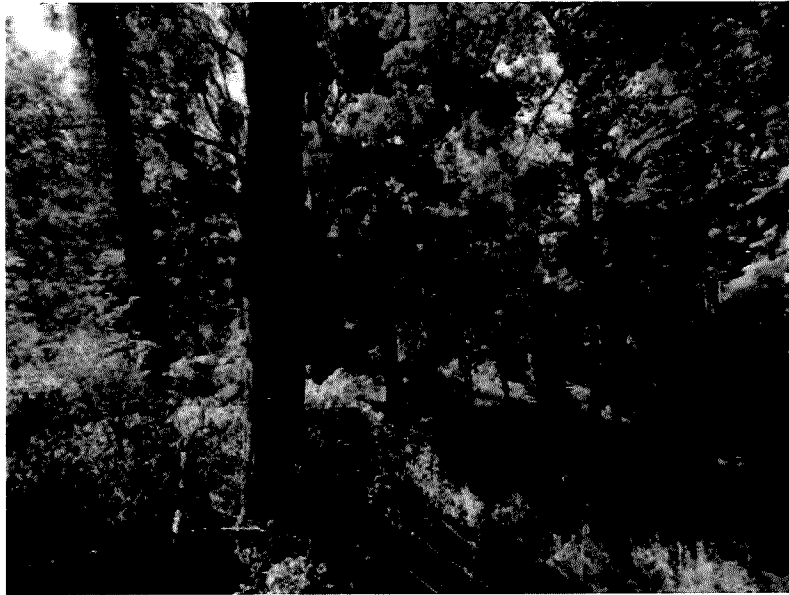


Photo 4 - View of the Dry – Fresh Pine – Sugar Maple Mixed Forest within the Study Area.

**APPENDIX D
VEGETATION INVENTORY**

Table 1. Vegetation Inventory

Scientific Name	Common Name	S-Rank	Coefficient Conservatism	Coefficient Wetness
<i>Ulmus americana</i>	American Elm	S5	3	-3
<i>Prunus serotina</i>	Black Cherry	S5	3	3
<i>Robinia pseudoacacia</i>	Black Locust	SNA		3
<i>Solidago canadensis</i>	Canada Goldenrod	S5	1	3
<i>Ribes oxycanthoides</i>	Canada Gooseberry	S5		3
<i>Tussilago farfara</i>	Colt's-foot	SNA		3
<i>Rhamnus cathartica</i>	Common Buckthorn	SNA		0
<i>Rubus idaeus</i>	Common Red Raspberry	S5	2	3
<i>Dryopteris intermedia</i>	Evergreen Wood Fern	S5	5	0
<i>Alliaria petiolata</i>	Garlic Mustard	SNA		0
<i>Frangula alnus</i>	Glossy Buckthorn	SNA		0
<i>Aegopodium podagraria</i>	Goutweed	SNA		0
<i>Doellingeria umbellata</i>	Flat-top White Aster	S5	6	-3
<i>Geranium robertianum</i>	Herb-Robert	S5	2	3
<i>Aesculus hippocastanum</i>	Horse Chestnut	SNA		5
<i>Berberis thunbergii</i>	Japanese Barberry	SNA		3
<i>Populus grandidentata</i>	Large-toothed Aspen	S5	5	5
<i>Viburnum acerifolium</i>	Maple-leaved Viburnum	S5	6	5
<i>Podophyllum peltatum</i>	May-apple	S5	5	3
<i>Rosa multiflora</i>	Multiflora Rose	SNA		3
<i>Equisetum pratense</i>	Meadow Horsetail	S5	8	-3
<i>Vinca minor</i>	Periwinkle	SNA		5
<i>Toxicodendron radicans</i>	Poison Ivy	S5	2	0
<i>Pinus resinosa</i>	Red Pine	S5	8	3
<i>Plantago arenaria</i>	Sand Plantain	SNA		5
<i>Onoclea sensibilis</i>	Sensitive Fern	S5	4	-3
<i>Acer saccharinum</i>	Silver Maple	S5	5	-3
<i>Symplocarpus foetidus</i>	Skunk Cabbage	S5	7	-5
<i>Bromus inermis</i>	Smooth Brome	SNA		5
<i>Rhus typhina</i>	Staghorn Sumac	S5	1	3
<i>Urtica dioica</i>	Stinging Nettle	S5	2	0
<i>Acer saccharum</i>	Sugar Maple	S5	4	3
<i>Platanus occidentalis</i>	Sycamore	S4	8	-3
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	S4	6	3
<i>Salix alba</i>	White Willow	SNA		-3
<i>Fraxinus americana</i>	White Ash	S4	4	3
<i>Trifolium repens</i>	White Clover	SNA		3
<i>Picea glauca</i>	White Spruce	S5	6	3
<i>Daucus carota</i>	Wild Carrot	SNA		5
<i>Fragaria virginiana</i>	Wild Strawberry	S5	2	3

NHIC Srank (Subnational) Legend

S1

Critically imperiled, at very high risk of extirpation.

S2 Imperiled, at high risk of extirpation.
S3 Vulnerable, at moderate risk of extirpation.
S4 Apparently secure, at fairly low risk of extirpation.
S5 Secure, at low or no risk of extirpation.
B Conservation status refers to breeding population.
N Conservation status refers to non-breeding population.

APPENDIX E
SPECIES AT RISK AND SIGNIFICANT WILDLIFE SCREENING

Table 1. Species at Risk Screening for the Site

TYPE	Common Name	Scientific Name	IRAC	SARO Status	COSEWIC Status	Habitat	Last Obs. Date	RECCOM STRATEGY	Ability of Natural Resources to Recolonize (Current 2017)	Ability of Site to Recolonize (Current 2017)	Overall Habitat and Population Viability (Current 2017)	Key Variable (Current 2017)	Notes on Preferred Habitat*	Suitable Habitat on Site	Confirmed Occupied on Site
BIRDS	Grasshopper Sparrow	<i>Ammodramus saviannorum</i>	S4B, S2N	SC	SC	UNC	2003-2024	X	X			well drained grassland or prairie with low cover of grasses, taller weeds on sandy soil; hayfields or weedy fallow fields; requires tracts of grassland > 10 ha	No, suitable habitat not present within the site.	No	
	Wood Thrush	<i>Hylocichla ustulata</i>	S4B	SC	THR	COM	2003-2024	X	X			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	Yes, suitable habitat may be present in the deciduous woodland within the site. However, no evidence of this species was observed on site during the field survey.	No	
	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	COM	2003-2024	X	X			open, deciduous, mixed or coniferous forest; predominated by oak with little understory; forest clearings, edges; firm woodlands, parks	Yes, suitable habitat may be present in the deciduous woodland within the site. However, no evidence of this species was observed on site during the field survey.	No	
	Chimney Swift	<i>Chaetura pelagica</i>	S4B, S4N	THR	THR	UNC	2003-2024	X	X			commonly found in urban areas near buildings; nests in hollow trees, crevices or rock cliffs, chimneys; highly gregarious; feeds over open water	Yes, suitable habitat may be present in the deciduous woodland within the site. However, no evidence of this species was observed on site during the field survey.	No	
	Red-headed Woodpecker*	<i>Melanerpes erythrocephalus</i>	S4B	THR	SC	BARE	2003-2024	X	X			open, deciduous forest with little understory; fields or pasture lands with scattered large trees; wooded swamps; orchards, small woodlots or forest edges; groves of dead or dying trees; requires cavity trees with at least 40 cm dbh; require about 4 ha for a territory	Yes, suitable habitat may be present in the deciduous woodland within the site. However, no evidence of this species was observed on site during the field survey.	No	
	Golden-winged Warbler	<i>Vermivora chrysoptera</i>	S4B	SC	THR	BARE	2003-2024	X	X			early successional habitat; shrubby, grassy abandoned fields with small deciduous trees bordered by low woodland and wooded swamps; after large deciduous, damp woods; shrubby clearings in deciduous woods with saplings and grasses, tree-pondland edges, requires >10 ha of habitat	No, suitable habitat not present within the site.	No	
	Eastern Meadowlark	<i>Sturnella magna</i>	S4B	THR	THR	UNC	2003-2024	X	X			open, grassy meadows, farmlands, pastures, hayfields or grasslands with elevated silt and peat; open areas with wetlands and wetlands; old orchards with adjacent, open grassy areas >10 ha in size	No, suitable habitat not present within the site.	No	
	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	UNC	2003-2024	X	X			large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes; requires tracts of grassland >50 ha	No, suitable habitat not present within the site.	No	
	Acadian Flycatcher	<i>Empidonax virens</i>	S2BSB	END	END	BARE	2003-2024	X	X			mature, shady, deciduous forests; heavily wooded ravines; creek bottoms or river swamps; availability of good quality habitat is limiting factor; needs at least 30 ha of forest	No, suitable habitat not present within the site.	No	
	Bank Swallow	<i>Riparia riparia</i>	S4B	THR	THR	UNC	2003-2024	X	X			sand, clay or gravel river banks or steep riverbank cliffs; talusstone bluffs; easily crumbled sand or gravel; gravel pits, road cuts, grassland or cultivated fields that are close to water; nesting sites are limiting factor for species presence	No, suitable habitat not present within the site.	No	
	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR	COM	2003-2024	X	X			nest along human-made structures such as open barns, under bridges and in culverts. Attracted to open structures to build their nests, including ledges. They prefer rough-cut wood structures as the mud nests adhere better.	No, suitable habitat not present within the site.	No	
	Black Tern	<i>Chlidonias niger</i>	S3B	SC	SC	EXT	2003-2024	X	X			wetlands, coastal or inland marshes; large cattail marshes, marshy edges of rivers, lakes or ponds, wet open fields, wet meadows; must have shallow water (<1 to 1 m deep) water at least near nesting sites; requires marshes >20 ha in size.	No, suitable habitat not present within the site.	No	
	Canada Warbler	<i>Villosia canadensis</i>	S4B	SC	THR	BARE	2003-2024	X	X			interior forest species; dense, mixed coniferous, deciduous forests with closed canopy; wet bottomlands of cedar or alder; shrubby undergrowth in cool moist mature woodlands; usually requires at least 30 ha	No, suitable habitat not present within the site.	No	
	Carolinian Warbler	<i>Dendroica cerulea</i>	S3B	THR	END	BARE	2003-2024	X	X			mature deciduous woodland of Great Lakes- St. Lawrence and Carolinian forests; sometimes coniferous swamps or bottomlands with large trees; area sensitive species needing extensive areas of forest (>200 ha)	No, suitable habitat not present within the site.	No	
	Common Barn Owl	<i>Tyto alba</i>	S1	END	END	EXT	2003-2024	X	X			open areas such as fields, agricultural lands with scattered woodlots, buildings and/or orchards; grasslands, sedge meadows, marshes; nests in hollow trees and live trees >40 cm dbh; also nests in barns, abandoned buildings	No, suitable habitat not present within the site.	No	
Common Nighthawk	<i>Chordeiles minor</i>	S4B	THR	SC	BARE	2003-2024	X	X			open ground; clearings in dense forests; ploughed fields; gravel beaches or barren areas with rocky soil; open woodlands; flat gravel roofs	No, suitable habitat not present within the site.	No		
Hooded Warbler	<i>Villosia chloris</i>	S3B	THR	THR	BARE	2003-2024	X	X			favors mature, deciduous forest (Carolinian), particularly along stream bottoms, ravine edges and where saplings and shrubby growth; nests above ground in small shrubs; feeds on or near ground	Yes, suitable habitat may be present in the deciduous woodland within the site. However, no evidence of this species was observed on site during the field survey.	No		
King Rail	<i>Rallus elegans</i>	S2B	END	END	EXT	2003-2024	X	X			large, shallow, fresh water marshes, shrubby swamps, marshy borders of lakes and ponds with abundant vegetation; an "edge" species; territories are 0.3 to 0.5 ha; loss of large marshes in the south is limiting to this species	No, suitable habitat not present within the site.	No		

Table 1. Species at Risk Screening for the Site

Type	Common Name	Scientific Name	Rank	LEAD Score ¹	COMPTON Score ²	Recovery Region Significance	Last Obs. Date	WAC and 374(2)(3) ³	Ministry of Natural Resources Concerns (Reporting)	Adts of the Endangered Act of Ontario (Schedule 1 of Ontario Regulation 609/05)	Ontario Species at Risk Act (SOR/2011-117)	Ontario Species at Risk Act (SOR/2011-117)	Known or Potential Habitat ⁴	Suitable Habitat on the Site	Confirmed Occupancy on the Site
BIRDS	Least Bittern	<i>Icthyophaga cecilia</i>	S4B	THR	THR	BARE	2003-2024	X					deep marshes, swamps, bogs, marshy borders of lakes, ponds, streams, ditches, dense emergent vegetation of cattail, burinush, sedge; nests in cattail	No, suitable habitat not present within the Site.	No
	Louisiana Waterthrush	<i>Scolecophagus maculosa</i>	S3B	THR	THR	BARE	2003-2024	X					prefers wooded trunks with running streams; also woodlands swamps; large forest openings or near forest; canopy cover is essential; has strong affinity to nest close to ground	No, suitable habitat not present within the Site.	No
	Northern Bobwhite	<i>Colinus virginianus</i>	S1S2	END	END	EXP	2003-2024	X					grassland, prairie or hay fields with woody cover in form of thickets, hedgerows, riparian forest rows or woodland edges; cropped grainfields; pastures with clover or grass; well-drained sandy or heavy silt-pond edges	No, suitable habitat not present within the Site.	No
	Peregrine Falcon ⁴	<i>Falco peregrinus</i>	S2S3B, ZH	THR	--	BARE	2003-2024	X					rock cliffs, crevices, especially situated near water; tall buildings in urban centres.	No, suitable habitat not present within the Site.	No
	Piping Plover	<i>Charadrius melodus</i>	S1B, S2N	END	END	EXT	2003-2024	X					dry, sandy outer beaches; upper stretches near dunes, usually large open, grassless areas, but sometimes with sparse scattering of beach grass;	No, suitable habitat not present within the Site.	No
	Prairie-chimney Warbler	<i>Pentstemonis citreus</i>	S1B	END	END	BARE	2003-2024	X					area sensitive species preferring 100 ha of flooded or swampy woodlands with standing or flowing water and more than 25% canopy cover with numerous stumps and snags; stream borders or flooded bottomlands; soft, dead trees with dbh > 10 cm; Carolinian species	No, suitable habitat not present within the Site.	No
	Red-shouldered Hawk	<i>Buteo lineatus</i>	S4B	SC	SC	BARE	2003-2024	X					moist, mature hardwood forests; woody swamps or wooded margins of marshes; wet bottomlands; restricted to mature, closed (80-90%) closed forests; nests reused; requires a minimum of 10 ha of continuous forest to meet territorial requirements	No, suitable habitat not present within the Site.	No
	Short-eared Owl ⁴	<i>Bubo flammeus</i>	S3H, S4B	SC	SC	BARE	2003-2024	X					grasslands, open areas or meadows that are grassy or bushy; marshes, bogs or tundra; require 75-100 ha of contiguous open habitat	No, suitable habitat not present within the Site.	No
	Whip-poor-will	<i>Caprimulgus vociferus</i>	S4B	THR	THR	BARE	2003-2024	X					dry, open, deciduous woodlands of small to medium trees; oak or beech with lots of clearings and shaded facilities; wooded edges, forest clearings with little herbaceous growth; pine plantations; associated with >100 ha forests	No, suitable habitat not present within the Site.	No
	Yellow-breasted Chat	<i>Icteria virens</i>	S2B	SC	END	BARE	2003-2024	X					thickets, tall tangles of shrubbery beside streams, ponds; overgrown bushy clearings with deciduous thickets; nests above ground in bush, vines etc.	No, suitable habitat not present within the Site.	No
REPTILES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	COM	2019	X					permanent, semi-permanent fresh water; marshes, swamps or bogs; rivers and streams with soft muddy banks or bottoms; often uses soft soil or clean dry sand on south-facing slopes for nest sites.	No, suitable habitat not present within the Site.	No
	Timber rattlesnake	<i>Crotalus horridus</i>	S3	EXP	EXP	EXT		X					the Timber rattlesnake was consciously eradicated from Ontario	No, suitable habitat not present within the Site.	No
	Common Musk Turtle	<i>Sternotherus odoratus</i>	S3	THR	THR	BARE	1950	X					tended to be found in ponds, lakes, marshes and rivers that are slow moving. Prefer lots of emergent vegetation and muddy bottoms that allow them to burrow for the duration of winter.	No, suitable habitat not present within the Site.	No
	Northern Map Turtle	<i>Sternotherus odoratus</i>	S3	SC	SC	BARE	2018	X					large bodies of water with soft bottoms, and aquatic vegetation; basks on logs or rocks or on beaches and grassy edges, uses soft soil or clean dry sand for nest sites; aquatic corridors (e.g. stream) are required for movement	No, suitable habitat not present within the Site.	No
AMPHIBIANS	Jefferson Salamander	<i>Ambystoma jeffersonianum</i>	S2	END	THR	BARE	2011	X				damp shady deciduous forest, swamps, moist pasture, lakeshores; temporary woodland ponds for breeding; hides under leaf litter, stones or in decomposing log	No, suitable habitat not present within the Site.	No	
PLANTS	Butternut	<i>Juglans cinerea</i>	S27	END	END			X				Bottom usually grows alone or in small groups in deciduous forests. It prefers moist, well-drained soil and is often found along streams. It is also found on well-drained gravel sites 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.	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No	
INSECTS	American Burrowing Beetle	<i>Microphorus americanus</i>	S1H	EXP	EXP			X				American burrowing beetle prefer undisturbed deciduous forest	No, suitable habitat not present within the Site.	No	
	Monarch	<i>Danaus plexippus</i>	END	END	COM					X		Caterpillars feed on milkweed plants and are confined to meadows and open areas where milkweed grows. Adults forage on a variety of wildflowers and milkweed.	No, suitable habitat not present within the Site.	No	
MAMMALS	Eastern Small-footed Nychalis	<i>Myotis leibii</i>	S2S3	END	END	UN	1996-2016	X				roots in caves, mine shafts, crevices or buildings that are in or near woodlands; hibernates in cold dry caves or mines; maternity colonies in caves or buildings; hunts in forests	Yes, suitable habitat may be present in the deciduous woodland within the Site. However, no evidence of this species was observed on site during the field survey.	No	

Table 2. Significant Wildlife Habitat Assessment for the Study Area	
Significant Habitat Type	Site Assessment
Seasonal Wildlife Concentration Areas	
Waterfowl Stopover and Staging Areas (Terrestrial)	No meadows are found on the Site. Not SWH
Waterfowl Stopover and Staging Areas (Aquatic)	No ponds, marshes, lakes, bays, coastal inlets, and watercourses are found on the Site. Not SWH
Shorebird Migratory Stopover Area	No shorelines present on the Site. Not SWH
Raptor Wintering Area	No forest communities greater than 20 ha are found within the Site. Not SWH
Bat Hibernacula	No caves or crevices are found within the Site. Not SWH
Bat Maternity Colonies	No forested areas with snags are found on the Site. Unlikely SWH
Turtle Wintering Areas	No water features are found on the Site. Not SWH
Reptile Hibernaculum	No rock piles or similar features observed on the Site. Not SWH
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	No large banks or cliffs observed on Site. Not SWH
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	No wetlands, lakes, islands, and peninsulas are present on the Site. Not SWH.
Colonially - Nesting Bird Breeding Habitat (Ground)	No rocky islands or peninsulas within lakes or large rivers are found within the Site. Not SWH
Migratory Butterfly Stopover Area	No meadow communities over 10 ha in size are found on the Site. Not SWH
Landbird Migratory Stopover Area	No woodlots greater than 5 ha and within 5 km of Lake Erie or Lake Ontario are found on the Site Not SWH
Deer Winter Congregation Area	No forested areas greater than 100 ha are found on the Site. Not SWH
Rare Vegetation Communities or Specialized Habitat for Wildlife	
Cliffs and Talus Slopes	No cliffs or talus slopes found within the Site. Not SWH
Sand Barren	No sand barrens found within the Site. Not SWH
Alvar	No alvars found within the Site. Not SWH
Old Growth Forest	No old growth forest present on the Site. Not SWH
Savannah	No savannahs found within the Site. Not SWH
Tallgrass Prairie	No tallgrass prairies found within the Site. Not SWH
Other Rare Vegetation Communities	No other provincially rare plant communities are found within the Site. Not SWH
Specialized Habitat for Wildlife	
Waterfowl Nesting Area	No upland areas 120 m wide found adjacent to wetlands on the Site. Not SWH
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	No forests directly adjacent to rivers or lakes are found on the Site. Not SWH
Woodland Raptor Nesting Habitat	No forested ecosites greater than 30 ha are found within the Site Not SWH
Turtle Nesting Areas	No exposed mineral soils areas adjacent to creeks and marshes found on the Site. Not SWH
Seeps and Springs	No seeps or springs observed within the Site. Not SWH
Amphibian Breeding Habitat (Woodland)	No wetlands, ponds, or woodlands with vernal pools within woodlands on the Site. Not SWH
Amphibian Breeding Habitat (Wetlands)	No wetlands >500m2 and no amphibians are found within the Site. Not SWH
Woodland Area - Sensitive Bird Breeding Habitat	No forest over 60 years old and larger than 30 ha found within the Site. Not SWH
Habitat for Species of Conservation Concern (Not Including Endangered or Threatened Species)	
Marsh Bird Breeding Habitat	No marshes with swallow water observed on the the Site. Not SWH
Open Country Bird Breeding Habitat	No large grassland areas bigger than 30 ha found within the Site. Not SWH
Shrub/Early Successional Bird Breeding Habitat	No shrub thickets greater than 10 ha found within the Site. Not SWH
Terrestrial Crayfish	No terrestrial crayfish observed on the Site. No SWH
Special Concern and Rare Wildlife Species	No special concern or rare wildlife species found on the Site. Not SWH
Animal Movement Corridors	
Deer Movement Corridors	No deer wintering habitat has been identified on the Site by OMNRF. Not SWH
Amphibian Movement Corridors	No confirmed amphibian breeding habitat on the Site. Not SWH

SWH Assessment Criteria

Unlikely: Refers to areas where it is generally considered that significant wildlife habitat is not present based on assessments or known criteria

Confirmed: Identified as significant wildlife habitat based on thorough assessments and evidence that demonstrate the presence of important species or habitat features

Not significant: refers to areas that have been assessed and found not to meet the criteria for significant wildlife habitat

References

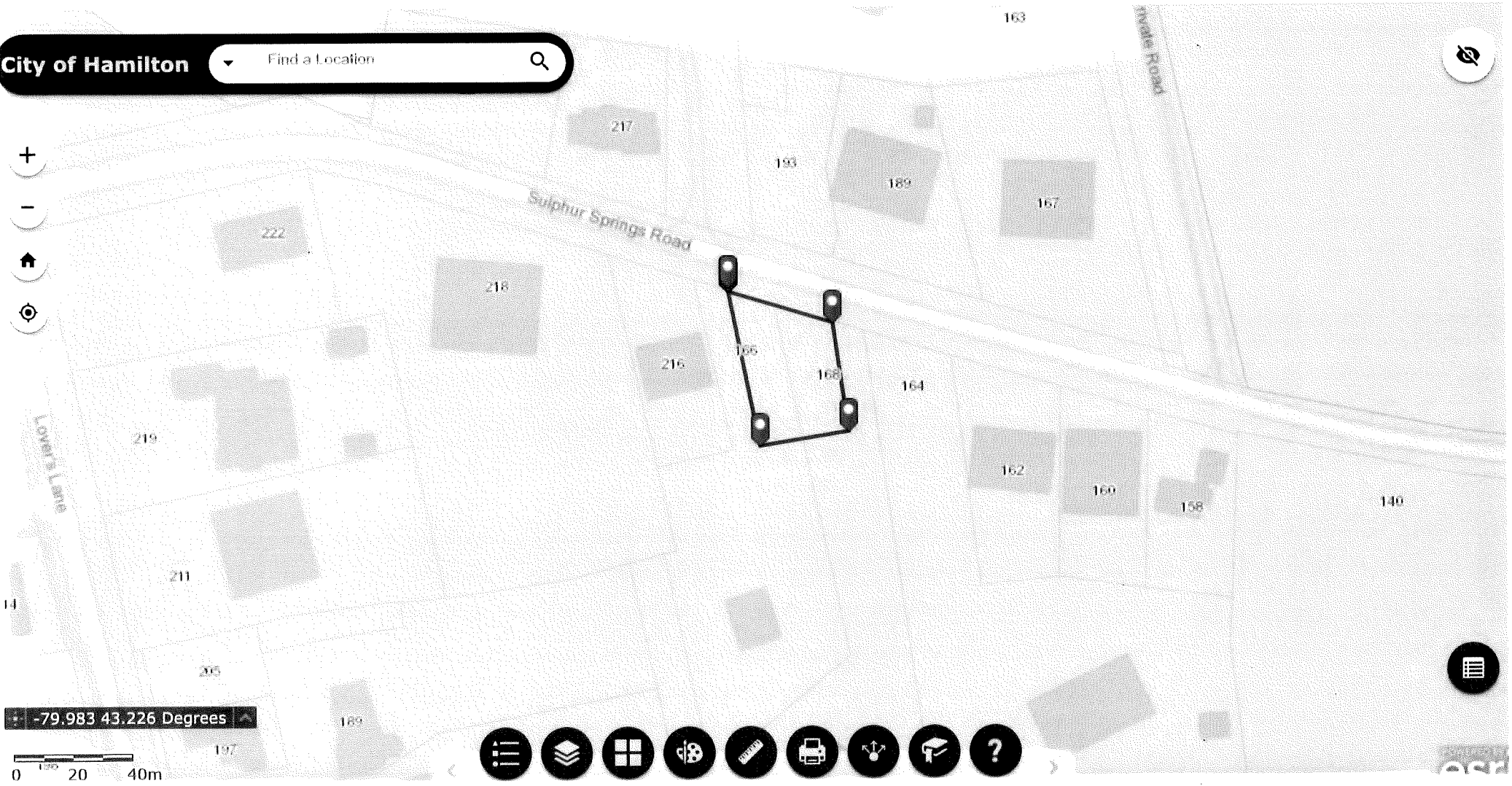
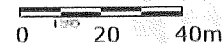
Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E. Queen's Printer for Ontario

Ministry of Natural Resources and Forestry. 2000. Significant Wildlife Habitat Technical Guide. Peterborough, ON.

Find a Location



-79.983 43.226 Degrees





Hamilton

Committee of Adjustment

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

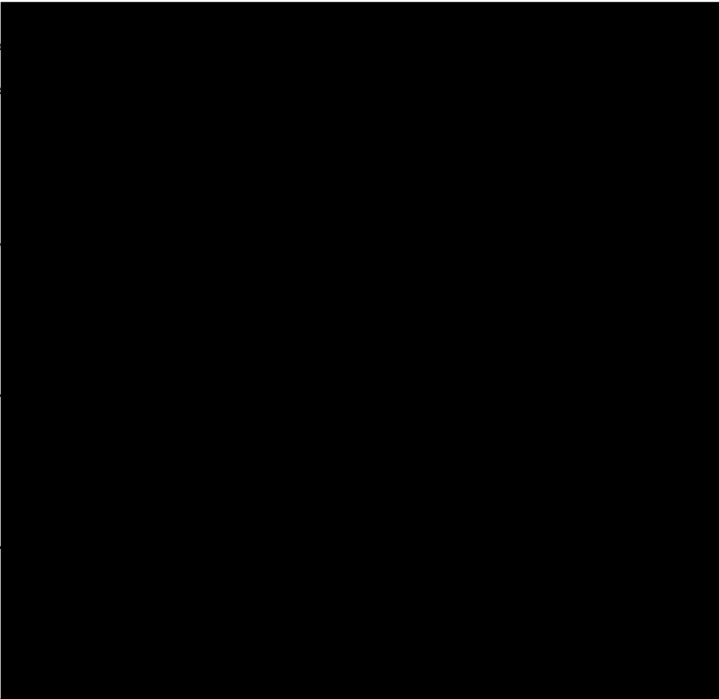
Email: cofa@hamilton.ca

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE PLANNING ACT

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

Table with 2 columns: Category (Purchaser, Registered Owners, Applicant, Agent or Solicitor) and Name (Laura Holbrook, Ronald Holbrook).



*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact [] Purchaser [] Applicant [x] Owner [] Agent/Solicitor

1.3 Sign should be sent to [] Purchaser [] Applicant [x] Owner [] Agent/Solicitor

1.4 Request for digital copy of sign [x] Yes* [] No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email [x] Yes* [] No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person
 Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	166 SULPHUR SPRINGS RD, ANCASTER, ON L9G 4T7		
Assessment Roll Number	251814024025200		
Former Municipality	ANCASTER		
Lot	PART LOT 43	Concession 2 ANC	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R8105	Part(s) 2	AS IN VM201783

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

EASEMENTS FOR DRIVEWAY AND UTILITIES

3 PURPOSE OF THE APPLICATION NOTE: OWNERS OF 166 HOLBROOK AND 168 McLEOD

SULPHUR SPRINGS RD ARE APPLYING TO SEVER LAND TO CREATE

3.1 Type and purpose of proposed transaction: (check appropriate box) ONE JOINT LOT

- creation of a new lot(s) concurrent new lot(s)
 addition to a lot a lease
 an easement a correction of title
 validation of title (must also complete section 8) a charge
 cancellation (must also complete section 9)
 creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

UNKNOWN

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	LANDS TO REMAIN	LANDS TO BE SEVERED			
Type of Transfer	N/A				
Frontage	9.00 m	18.73 m			
Depth	160 m	58.23 m			
Area	5720 m ²	910.4 m ²			
Existing Use	RESIDENTIAL	RESIDENTIAL			
Proposed Use	RESIDENTIAL	RESIDENTIAL			
Existing Buildings/ Structures	ORIGINAL RESIDENCE	NONE			
Proposed Buildings/ Structures	NONE	NEW RESIDENCE			
Buildings/ Structures to be Removed	NONE	NONE			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- provincial highway
 municipal road, seasonally maintained
 municipal road, maintained all year

- right of way
 other public road
-

b) Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

c) Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) SINGLE FAMILY RESIDENTIAL

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

PLEASE SEE EXPLANATION IN SCHEDULE OF DOCUMENTS

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? R1-212

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

2018 - 6 YEARS

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

SEE EXPLANATION ATTACHED

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

SEE EXPLANATION ATTACHED

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

SEE EXPLANATION ATTACHED

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

SEE ENVIRONMENTAL IMPACT STUDY

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

N/A

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

N/A

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation) **N/A**

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
 If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

0.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	-------------------------------------------------

Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004
- After December 16, 2004

b) Condition:

- Habitable
- Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
