

July 3, 2023

Mamta Homes

Harjinder@MamtaHomes.com

RE: Species at Risk Assessment
Block 151 PLAN 51M-865
Peel Street
Collingwood, Ontario

1. Introduction

The following is provided as a Species at Risk (SAR) Assessment for your proposed residential development at the property known as Block 151, Plan 51M-865 in the Town of Collingwood, as illustrated in *Figure 1 – Subject Property*.



Figure 1: Property Location

The proposed development is for 77 freehold townhouses within the 2.47 ha property with access from Peel Street as shown on *Figure 2- Site Plan*. The Town of Collingwood has required the submission of a Species at Risk Assessment for the application.

The purpose of this SAR Assessment is to assess the presence of Species At Risk (SAR) in the development area and ensure compliance with the ESA. The assessment will be completed through a desktop review of available information, site investigation and screening of habitats on site.

2. Desktop Review

2.1. MNRF NHIC Make-A-Map: Natural Heritage Areas

A search was completed using the MNRF NHIC Make-A-Map: Natural Heritage Areas online geographic query tool for occurrence square 17NK6326. It is noted that this square encompasses an area that includes the subject property. Occurrences in that square may include those beyond the subject property and on habitats suitable to those species.

This review found two known occurrences of SAR in the area of the property:

- Upland Sandpiper (*Bartramia longicauda*) (S2B)
- Snapping Turtle (*Chelydra serpentina*) (S4) (Special Concern) (SC)
- Butternut (*Juglans cinerea*) (S2?) (Endangered) (END)
- Bobolink (*Dolichonyx oryzivorus*) (S4B) (Threatened) (THR)

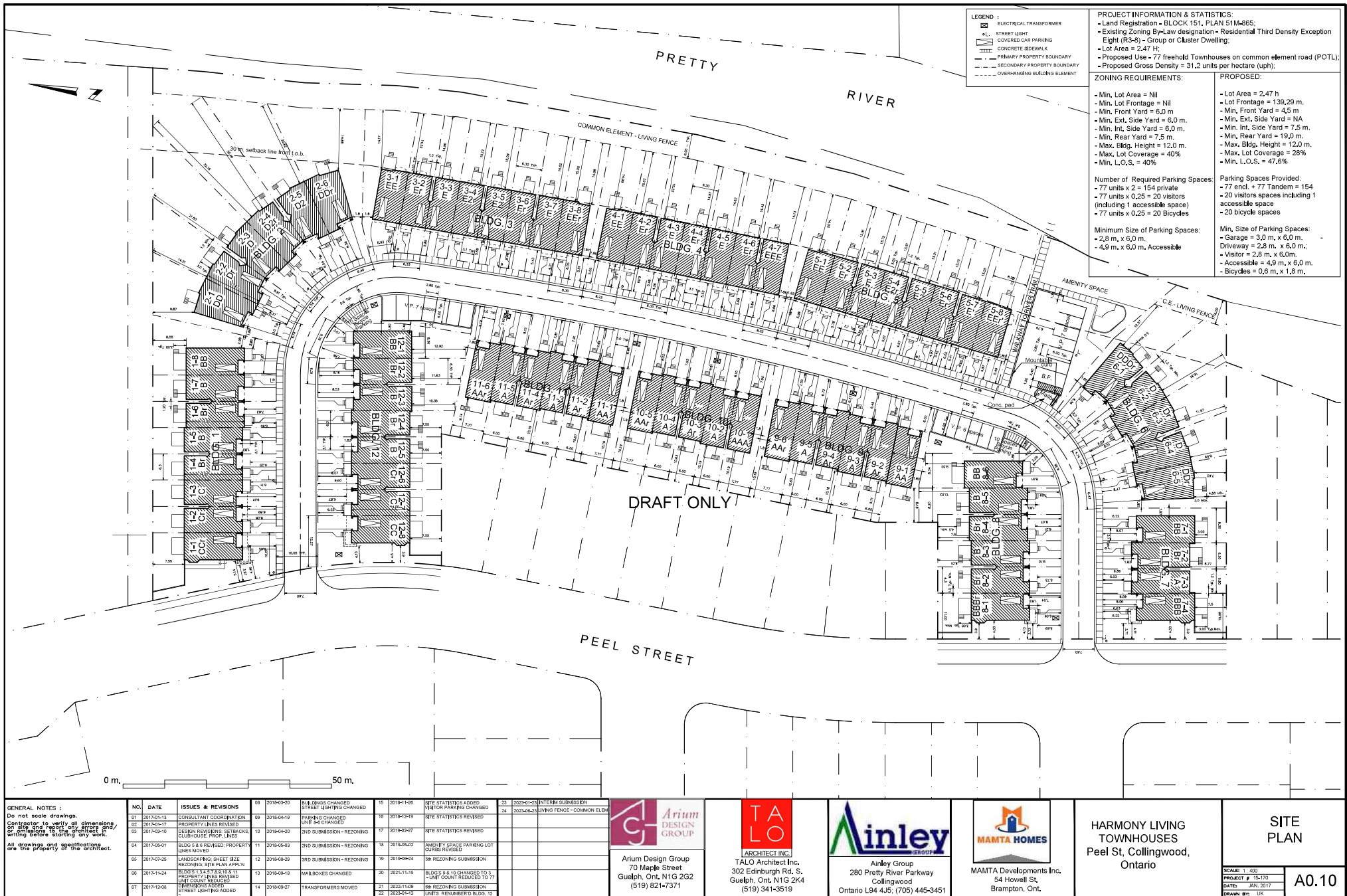
2.2. Ontario Nature Reptile and Amphibian Atlas

A geographic query of occurrence square 17NK62 was completed using the Ontario Nature Reptile and Amphibian Atlas for observations of species collected from 1970-2019. Observations will include observations beyond the subject property and on habitats suitable to those species.

A summary of the search is attached. Nine SAR were found in the search:

- Snapping Turtle (SC)
- Massasauga Rattlesnake (*Sistrurus catenatus*) (THR).

Other species noted in the search are common to Ontario.



- LEGEND 1:
- ELECTRICAL TRANSFORMER
 - STREET LIGHT
 - COVERED CAR PARKING
 - CONCRETE SIDEWALK
 - PRIMARY PROPERTY BOUNDARY
 - SECONDARY PROPERTY BOUNDARY
 - OVERHANGING BUILDING ELEMENT

PROJECT INFORMATION & STATISTICS:

- Land Registration - BLOCK 151, PLAN 51M-865;
- Existing Zoning By-Law designation - Residential Third Density Exception Eight (R3-8) - Group or Cluster Dwelling;
- Lot Area = 2,47 H;
- Proposed Use - 77 freehold Townhouses on common element road (POTL);
- Proposed Gross Density = 31.2 units per hectare (uph);

ZONING REQUIREMENTS:

- Min. Lot Area = Nil
- Min. Lot Frontage = Nil
- Min. Front Yard = 6.0 m.
- Min. Ext. Side Yard = 6.0 m.
- Min. Int. Side Yard = 6.0 m.
- Min. Rear Yard = 7.5 m.
- Max. Bldg. Height = 12.0 m.
- Max. Lot Coverage = 40%
- Min. L.O.S. = 40%

Number of Required Parking Spaces:

- 77 units x 2 = 154 private
- 77 units x 0.25 = 20 visitors (including 1 accessible space)
- 77 units x 0.25 = 20 Bicycles

Minimum Size of Parking Spaces:

- 2.8 m. x 6.0 m.
- 4.9 m. x 6.0 m. Accessible

Parking Spaces Provided:

- 77 end. + 77 Tandem = 154
- 20 visitors spaces including 1 accessible space
- 20 bicycle spaces

Min. Size of Parking Spaces:

- Garage = 3.0 m. x 6.0 m.
- Driveway = 2.8 m. x 6.0 m.
- Visitor = 2.8 m. x 6.0 m.
- Accessible = 4.9 m. x 6.0 m.
- Bicycles = 0.6 m. x 1.8 m.

GENERAL NOTES:

Do not scale drawings.

Contractor to verify all dimensions on site and report any errors and/or omissions before starting work.

All drawings and specifications are the property of the architect.

NO.	DATE	ISSUES & REVISIONS
01	2014-01-13	CONSULTANT COORDINATION
02	2014-01-17	PROPERTY LINES REVISED
03	2014-04-10	DESIGN REVISIONS: SETBACKS, CLUBHOUSE, PROP. LINES
04	2015-06-01	BLDG 5 & 6 REVISED: PROPERTY LINES MOVED
05	2014-07-25	LANDSCAPING SHEET SIZE REVISION: SITE PLAN, APRIL
06	2014-11-24	BLDG 5 TYPE 7, 8, 9, 10 & 11 PROPERTY LINES REDUCED
07	2015-12-08	INTERIOR DOOR, STREET LIGHTING ADDED
08	2016-04-20	BUILDINGS CHANGED, STREET LIGHTING CHANGED
09	2016-04-19	PARKING CHANGED, UNIT 56 CHANGED
10	2016-04-20	2ND SUBMISSION - RE-ZONING
11	2016-05-03	3RD SUBMISSION - RE-ZONING
12	2016-06-09	3RD SUBMISSION - RE-ZONING
13	2016-06-16	MAILBOXES CHANGED
14	2016-09-07	TRANSFORMERS MOVED
15	2016-11-26	SITE STATISTICS ADDED, VISITOR PARKING CHANGED
16	2016-12-19	SITE STATISTICS REVISSED
17	2016-02-27	SITE STATISTICS REVISSED
18	2016-02-02	AMENITY SPACE PARKING LOT CURBS REVISED
19	2016-06-24	5th REZONING SUBMISSION
20	2020-11-15	BLDG 5 & 6 TO CHANGED TO 5 - UNIT COUNT REDUCED TO 77
21	2020-11-16	5th REZONING SUBMISSION
22	2020-12-12	UNITS RENUMBERED BLDG 12
23	2020-12-23	INTERIM SUBMISSION
24	2020-09-23	LIVING FENCE - COMMON ELEM

Arium Design Group
70 Maple Street
Guelph, Ont. N1G 2G2
(519) 821-7371

TALO Architect Inc.
302 Edinburgh Rd. S.
Guelph, Ont. N1G 2K4
(519) 341-3519

Anley Group
280 Pretty River Parkway
Collingwood
Ontario L94 4J5, (705) 445-3451

MAMTA Developments Inc.
54 Howell St.
Brampton, Ont.

HARMONY LIVING TOWNHOUSES
Peel St. Collingwood, Ontario

SITE PLAN

SCALE: 1:400	A0.10
PROJECT # 15-170	
DATE: JAN. 2017	
DRAWN BY: UK	

2.3. *Atlas of Breeding Birds of Ontario*

A geographic query of occurrence square 17PK24 was completed using the Atlas Breeding Birds of Ontario for observations of species collected from 2001-2005. Observations included for square will include those beyond the subject property and within habitats suitable to those species.

A summary of the search is attached. Eight species found during the Breeding Atlas are listed as a SAR in the *Endangered Species Act*. These species are:

- Common Nighthawk (*Chordeiles minor*) (SC)
- Whip-poor-will (*Antrostomus vociferus*) (THR)
- Chimney Swift (*Chaetura pelagica*) (THR)
- Red-headed Woodpecker (*Melanerpes erythrocephalus*) (END)
- Eastern Wood-Pewee (*Contopus virens*) (SC)
- Barn Swallow (*Hirundo rustica*) (SC)
- Bank Swallow (*Riparia riparia*) (THR)
- Wood Thrush (*Hylocichla mustelina*) (SC)
- Bobolink (*Dolichonyx oryzivorus*) (THR)
- Eastern Meadowlark (*Sturnella magna*) (THR)

3. Site Investigation

A site visit was conducted on June 29, 2023, to inspect the site for the presence of potential SAR or their habitat. Adjacent lands were surveyed through roadside observations where feasible.

The property has been cleared and graded in the past, with evidence of small stockpiles of topsoil, lack of treed or natural habitats, and ruts caused by machinery. It is now largely described as an Old Field Meadow Type (CUM1-1) with species including Wild Carrot (*Daucus carota*), Smooth Brome (*Bromus arvensis*), American Vetch (*Vicia americana*), Kentucky Bluegrass (*Poa pratensis*), Canada Goldenrod (*Solidago canadensis*), Wild Bergamot (*Monarda fistulosa*), Common Buckthorn (*Rhamnus cathartica*), Black Locust (*Robinia pseudoacacia*) and Manitoba Maple (*Acer negundo*). See *Figure 3 – Existing Conditions* and *Table 1 – Site Photos*.



A treed riparian corridor is present along the east boundary of the property, coinciding with the realigned Pretty River. All development will occur outside of this corridor. Species included Black Locust, Crack Willow (*Salix fragilis*), Manitoba Maple, White Elm (*Ulmus americana*) and Green Ash (*Fraxinus pennsylvanica*).

Residential development and Peel Street abut the west boundary of the site, residential development to the south and condo development to the north.

No species at risk were noted (i.e., Butternut). These trees were inspected for SAR bat roosting habitat. No cavity trees were noted in the proposed development area. Old field habitat within



Legend

-  Subject Property
-  Parcel Fabric

SPECIES AT RISK ASSESSMENT

Figure 3
Existing Conditions

Mamta Homes
Block 151 Plan 51M-685
Peel Street
Town of Collingwood



Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

	
<p>CUM1-1 (Old Field) within site looking west to residential development along Peel St.</p>	<p>Old field vegetation looking southeast to treed corridor along the Pretty River.</p>
	
<p>Typical substrate and ground cover. Note lack of topsoil and limited grass cover.</p>	<p>Evidence of machinery, refuse and trails within the site adjacent to existing residential development along Peel St.</p>
	
<p>Informal trails in south and north parts of the site leading to Peel Street and Condo development to the north.</p>	<p>Riparian corridor along east boundary of the site.</p>

Table 1: Site Photos

the site was found to be heavily disturbed, with refuse, informal trails, and stockpiles of material present.

4. SAR Screening

A screening of SAR listed under the Endangered Species Act has been completed using existing records for the area, habitats present and site investigation. The screening is attached.

Given the disturbed nature of the site, habitats present and existing uses on adjacent lands, we conclude, there is no potential for SAR habitat within the property.

5. Conclusion

This Species at Risk Assessment is provided for the proposed development on the property known as Block 151 Plan 51M-565 (Peel Street) in the Town of Collingwood.

An analysis of potential for SAR has been completed by comparing conditions of the site with the habitat requirements of known species in the area. Based on the disturbed anthropogenic state of the subject property and adjacent lands, we found no habitat suitable for species listed as threatened or endangered in the *Endangered Species Act* (2007).

We anticipate no impacts to species listed in the ESA or their habitats resulting from the proposed development.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle Fleming', with a stylized flourish at the end.

Kyle Fleming, BSc. (Wildlife)
Senior Ecologist/President

Species at Risk Assessment- Block 151 Plan 51M-865 (Peel St., Collingwood)

Common Name	Scientific Name	SARO Status	Habitat Requirements	Habitat on Property or Adjacent Lands?	Reported In Area	Detected During Field Surveys?	Confirmed or Potential
Jefferson Salamander	<i>Ambystoma jeffersonianum</i>	END	In Canada, found exclusively in southern Ontario (e.g. Niagara Escarpment area). Deciduous forests with vernal pools/pond within or adjacent.	No suitable habitat present	No		
Bald Eagle	<i>Haliaeetus leucocephalus</i>	SC	A variety of habitats adjacent a major lake or river.	No suitable habitat present	No		
Bank Swallow	<i>Riparia riparia</i>	THR	Riparian habitat with sand banks for nesting	No suitable nesting habitat present	Yes (OBBA)		No.
Barn Swallow	<i>Hirundo rustica</i>	SC	Grasslands, pastures, graminoid and other open wetlands	No suitable nesting habitat present	Yes (OBBA)		No.
Black Tern	<i>Chlidonias niger</i>	SC	Large marsh wetlands	No suitable habitat present	No		
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	Grasslands	No suitable habitat present due to trails, refuse and intensive residential uses abutting site.	Yes (OBBA)		No
Canada Warbler	<i>Cardellina canadensis</i>	SC	Breeds in a range of deciduous and coniferous, usually wet forest types, all with a well- developed, dense shrub layer - generally associated with the southern shield/boreal shield.	No suitable habitat present	No		
Cerulean Warbler	<i>Dendroica cerulea</i>	THR	Large blocks of continuous forest/swamp cover	No suitable habitat present	No		
Chimney Swift	<i>Chaetura pelagica</i>	THR	Typically built features (chimneys, buildings), also caves, or tree cavities in old growth forests	No suitable nest habitat present	Yes (OBBA)		No.
Common Nighthawk	<i>Chordeiles minor</i>	SC	Open woodlands (scattered tree cover), rock barrens and similar habitats providing mix of open land and shrub/tree cover.	No suitable habitat present	Yes (OBBA)		No.
Eastern Meadowlark	<i>Sturnella magna</i>	THR	Grasslands	No suitable habitat present due to trails, refuse and intensive residential uses abutting site.	Yes (OBBA)		No.
Eastern Whip-poor-will	<i>Caprimulgus vociferus</i>	THR	Open woodlands (scattered tree cover), rock barrens and similar habitats providing mix of open land and shrub/tree cover.	No suitable habitat present	Yes (OBBA)		No.
Eastern Wood-pewee	<i>Contopus virens</i>	SC	Forests, treed swamps	Large tracts of woodland not present within the site	Yes (OBBA)		No.
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	SC	Shrublands/thickets, forest edges	No suitable habitat present	No		

Common Name	Scientific Name	SARO Status	Habitat Requirements	Habitat on Property or Adjacent Lands?	Reported In Area	Detected During Field Surveys?	Confirmed or Potential
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	SC	Large grasslands	No suitable habitat present due to trails, refuse and intensive residential uses abutting site.	No		
Henslow's Sparrow	<i>Ammodramus henslowii</i>	END	Large grasslands	No suitable habitat present	No		
King Rail	<i>Rallus elegans</i>	END	Large marsh wetlands	No suitable habitat present	No		
Least Bittern	<i>Ixobrychus exilis</i>	THR	Large marsh wetlands	No suitable habitat present	No		
Loggerhead Shrike	<i>Lanius ludovicianus</i>	END	Alvars, large pasturelands with shrub cover	No suitable habitat present	No		
Louisiana Waterthrush	<i>Seiurus motacilla</i>	THR	Mature forest associated with rivers	No suitable habitat present	No		
Olive-sided Flycatcher	<i>Contopus cooperi</i>	SC	Breeding occurs within coniferous or mixed forests adjacent rivers or wetlands. More often present along forest edges and clearings, including recently logged/burned areas.	No suitable habitat present	No		
Piping Plover	<i>Charadrius melodus</i>	END	Dry sandy or gravelly beaches along wetlands, rivers, or lakes	No suitable habitat present	No		
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	THR	Open woodlands, woodland edges, parks, golf courses and cemeteries	No suitable habitat present	Yes (OBBA)		No.
Short-eared Owl	<i>Asio flammeus</i>	SC	Open areas such as grasslands and marshes. Preference for prairies and savannahs.	No suitable habitat present	No		
Wood Thrush	<i>Hylocichla mustelina</i>	SC	Forests, treed swamps	No suitable woodland habitat present	Yes (OBBA)		No.
Yellow Rail	<i>Coturnicops noveboracensis</i>	SC	Shallow wetlands containing reeds, sedges and marshy areas with overlying dry mats of dead vegetation.	No suitable habitat present	No		
American Eel	<i>Anguilla rostrata</i>	END	In Ontario, connecting waterbodies from the Great Lakes as far inland as Algonquin Park.	No suitable habitat present	No		
Grass Pickerel	<i>Esox americanus vermiculatus</i>	SC	Coastal wetlands in the Great Lakes and tributaries or Lake St. Clair, Lake Erie, Lake Huron, the Niagara River, Lake Ontario and the St. Lawrence River, and inland in the Severn River system.	No suitable habitat present	No.		
Lake Sturgeon	<i>Acipenser fulvescens</i>	THR	Georgian Bay and connected rivers	No suitable habitat present	No		
Northern Brook Lamprey	<i>Ichthyomyzon fossor</i>	SC	Rivers draining into Lake Superior, Huron and Erie, and the Ottawa River.	No suitable habitat present	No		
Monarch	<i>Danaus plexippus</i>	SC	Caterpillars are confined to meadows and open areas containing milkweed. Adults are widespread, favouring areas with wildflowers.	No suitable habitat present	No		

Table 6

Common Name	Scientific Name	SARO Status	Habitat Requirements	Habitat on Property or Adjacent Lands?	Reported In Area	Detected During Field Surveys?	Confirmed or Potential
West Virginia White	<i>Pieris virginiensis</i>	SC	Moist deciduous woodlots containing the plant, Toothwort.	No suitable habitat present	No		
American Badger	<i>Taxidea taxus</i>	END	Variety of habitats providing small prey (i.e. groundhogs, rabbits, small rodents) with a preference for tall grass prairie, sand barrens and farmland.	No suitable habitat present	No		
Eastern Small-footed Bat	<i>Myotis leibii</i>	END	Winter hibernation - caves, abandoned mines, etc. Summer maternity roost - talis slopes, rock outcrops.	No suitable habitat present	No		
Little Brown Myotis	<i>Myotis lucifugus</i>	END	Winter hibernation - caves, abandoned mines, etc. Summer maternity colony - typically buildings (attics, etc.) but occasionally in tree cavities.	No suitable habitat present	No		
Northern Myotis	<i>Myotis septentrionalis</i>	END	Winter hibernation - caves, abandoned mines, etc. Summer maternity roost - tree cavities.	No suitable habitat present	No		
Tri-colored Bat	<i>Perimyotis subflavus</i>	END	Winter hibernation - caves, abandoned mines, etc.. Summer - day roosts and maternity colonies in older forest and occasionally in barns or other structures.	No suitable habitat present	No		
American Ginseng	<i>Panax quinquefolius</i>	END	Mature forest cover	No suitable habitat present	No		
American Hart's-tongue Fern	<i>Asplenium scolopendrium</i> var. <i>americanum</i>	SC	Moist deciduous forests, generally associated with Niagara Escarpment.	No suitable habitat present	No		
Broad Beech Fern	<i>Phegopteris hexagonoptera</i>	SC	Prefers rich, undisturbed deciduous forest, particularly mature beech-maple forests, typically occurs in moister situations such as lower valley slopes, bottomlands and even swamps.	No suitable habitat present	No		
Butternut	<i>Juglans cinerea</i>	END	Forests, fencerows	No Butternut trees were found during the site investigation.	Yes (NHIC)		No.
Eastern Prairie Fringed-orchid	<i>Platanthera leucophaea</i>	END	Grasslands, wet meadows, alvars, fens	No suitable habitat present	No		
Englemann's Quillwort	<i>Isoetes engelmannii</i>	END	Grows in shallow water in lakes and rivers (Severn River).	No suitable habitat present	No		
Forked Three-awned grass	<i>Aristida basiramea</i>	END	Grasslands, open lands, trails (localized distribution)	No suitable habitat present	No		
Hill's Thistle	<i>Cirsium hillii</i>	THR	Open areas such as prairie, sand dunes and alvar grasslands surrounded by coniferous forests.	No suitable habitat present	No		

Table 6

Common Name	Scientific Name	SARO Status	Habitat Requirements	Habitat on Property or Adjacent Lands?	Reported In Area	Detected During Field Surveys?	Confirmed or Potential
Spotted Wintergreen	<i>Chimaphila maculata</i>	END	Dry oak-pine woodlands with sandy soils close to waterbodies	No suitable habitat present	No		
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	Wetlands with open water	No suitable habitat present	No.		
Eastern Foxsnake (Georgian Bay Population)	<i>Pantherophis gloydi</i>	END	Rocky habitats with trees and shrubs within, usually within 150 m of a shoreline	No suitable habitat present	No		
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	THR	Forests, sand barrens and wetlands providing breeding habitat for primary prey (i.e., American Toad and other amphibians)	No suitable habitat present	No		
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	SC	Ponds, lakes, marshes and rivers with an abundance of emergent vegetation and muddy bottoms	No suitable habitat present	No		
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	SC	Usually found close to water, especially in marshes, where it hunts for frogs and small fish. Hibernates in aggregations in underground burrows or rock crevices	No suitable habitat present	No		
Milksnake	<i>Lampropeltis triangulum</i>	SC	Open habitats such as rocky outcrops, fields and forest edge. In rural areas this snake may be common, especially around barns where they thrive on the abundant mice. The milksnake hibernates underground, in rotting logs or in the foundations of old buildings.	No naturalized habitat in conjunction with anthropogenic structures.	No		
Five-lined Skink (Georgian Bay Population)	<i>Plestiodon fasciatus</i>	SC	Shorelines, rock barrens.	Rock barrn was found to be small and did not contain characteristics suitable to this species.	No		
Massasauga (Great Lakes-St. Lawrence Population)	<i>Sistrurus catenatus</i>	END	Wide variety of habitats: tall grass prairie, bogs, marshes, shorelines, forests and forest clearings, alvars, rock barrens, and grasslands	No suitable habitat present. Historic records pre-development only.	Yes (ONA)		No.
Northern Map Turtle	<i>Graptemys geographica</i>	SC	Lakes	No suitable habitat present	No		
Snapping Turtle	<i>Chelydra serpentina</i>	SC	Lakes, ponds, marshes and slow moving rivers, various wetlands with open water	No suitable habitat present	Yes (ONA)		No.
Spotted Turtle	<i>Clemmys guttata</i>	END	Wetlands with open water	No suitable habitat present	No		
Wood Turtle	<i>Glyptemys insculpta</i>	END	Clear rivers, streams or creeks with a sandy or gravelly bottom. Prefereance for wooded areas but have also been found in wet meadows, swamps and fields.	No suitable habitat present	No		

NHIC: Natural Heritage Information Centre

BBA: Ontario Breeding Bird Atlas

Common Name	Scientific Name	SARO Status	Habitat Requirements	Habitat on Property or Adjacent Lands?	Reported In Area	Detected During Field Surveys?	Confirmed or Potential
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ONA: Ontario Nature Atlas
 (1) Based on the SARO List descriptions (<https://www.ontario.ca/page/species-risk-ontario>)