

Appendix E

Natural Environment Baseline
Conditions Review

To: Project File – Twin Oaks Industrial Park Emergency Access Ramp

From: Taylor Hamel, Dillon Consulting Limited

CC: Chris Patten, Dillon Consulting Limited
Brad McLeod, Dillon Consulting Limited

Date: June 24, 2026

Subject: Natural Environment Baseline Conditions Review for the Twin Oaks – E.C. Row Expressway On-Ramp

Our File: 25-1134

Introduction

Dillon Consulting Limited (Dillon) has been retained by The Corporation of the City of Windsor (the 'City') to prepare a Natural Environment Baseline Conditions memo in support of the proposed Twin Oaks-E.C. Row Expressway On-Ramp (herein referred to as the "Project").

The purpose of this memo is to summarize the natural environment baseline conditions within the Study Area to identify potential constraints as well as guide future steps in support of potential permitting and/or approval requirements for the Project.

Study Area

The Project extents are located southwest of the intersection of Banwell Road and E.C. Row Expressway (**Attachment A: Figure 1**) and contains the Project Location (area anticipated to be impacted by the Project) and Study Area (120m setback from Project Location).

Project Background

Historically, the Twin Oaks Industrial Park had two vehicular access points: one via Lauzon Parkway/Twin Oaks Drive and one via Banwell Road. When the lands east of Twin Oaks Drive were developed for the NextStar Energy Electric Vehicle Battery Plant, the eastern egress to Banwell Road was eliminated except for several parking lots. This resulted in access to the Twin Oaks Industrial Park to rely solely on a single entrance/exit point off Lauzon Parkway, without a secondary means of egress. The proposed east-bound on-ramp to the E.C. Row Expressway will serve as a secondary egress point to improve

connectivity for the Industrial Park and address critical safety risks. The proposed on-ramp will be assumed and maintained by the City.

This memo will review the existing conditions and potential for Species at Risk (SAR)/SAR habitat and Species of Conservation Concern (SCC)/Significant Wildlife Habitat (SWH) occurring at the Project Location.

Background Information

The background information reviewed included a combination of existing published data, information made available through various public agencies, and web-based mapping programs. The information collected as part of the background review process was used to inform the scoping of the field investigations as a mechanism to document the existing natural environment conditions in support of the Preliminary and Detailed Design for the Project. Field studies and background review were also consulted from a project completed by Dillon involving the Banwell and E.C. Row Interchange, which is directly adjacent to and contiguous with the lands involved in the current Project. Information sources reviewed in support of the background data collection process are listed below in **Table 1**.

Table 1: List of Background Information, Literature, and Secondary Sources

Record Source	Records Requested and/or Reviewed
Government of Canada	
Environment and Climate Change Canada (ECCC)	Species at Risk Registry: Accessed to determine the at-risk status of wildlife species under Schedule 1 of the Species at Risk Act (SARA; 2002)
Fisheries and Oceans Canada (DFO)	Aquatic Species at Risk Map: Accessed to determine aquatic at-risk occurrences
Government of Ontario	
Ministry of the Environment, Conservation and Parks (MECP)	- Species Conservation Act (SCA; 2025) - Protected Species in Ontario List (O. Reg. 60/26) - Client's Guide to Preliminary Screening for Species at Risk (2019)
Ministry of Natural Resources and Forestry (MNRF)	- Natural Heritage Information Centre (NHIC) database (Squares: 17LG4184, 17LG4284, 17LG4384, MNRF, 2026) - MNRF Make a Map: Natural Heritage Areas (MNRF, 2026)

Record Source	Records Requested and/or Reviewed
	• Significant Wildlife Habitat Technical Guide (MNRF, 2000) • Natural Heritage Reference Manual, Second Edition (MNR, 2010) • Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNRF, 2015) • Technical Memo: Aylmer District MNRF Guidance on Identifying Activities/Areas not Likely to Contravene the Endangered Species Act, 2007 in the County of Essex & City of Windsor (2016)
Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)	• Agricultural Information Atlas (OMAFRA, 2026)
Municipal Government	
City of Windsor	• City of Windsor Update to the CNHS Inventory (2008) • Official Plan (2013) • City of Windsor Interactive Mapping (2026)
Conservation Authority	
Essex Region Conservation Authority	• Essex Region Natural Heritage System Strategy (2013) • Public Interactive Mapping (2026) • Watershed Report Card (2023)
Additional Sources	
Wildlife Atlases & Distribution Data	• Ontario Breeding Bird Atlas (OBBA; Cadman <i>et al.</i>, 2008). Second Atlas (2001-2005) – data for square 17TLG48 – grid based on 10 km² system.
	• Christmas Bird Count (CBC; Birds Canada, 2026). Count circle North Shore (ONNS) – Historical Records from 2000 – 2022.
	• Rare Vascular Plants of Ontario (Fourth Edition; Oldham and Brinker, 2009). Distribution data for rare vascular plants.
	• Ontario Reptile and Amphibian Atlas (ORAA; Ontario Nature, 2026). List of reptile and amphibian species occurrences for square 17LG48.

Record Source	Records Requested and/or Reviewed
	- Ontario Butterfly Atlas (OBA; Toronto Entomologists Association, 2026). List of butterfly species occurrences for square 17LG48. - Atlas of the Mammals of Ontario (Dobbyn, 1994). Distribution data for mammals. - Land Information Ontario Aquatic Resource Area (LIO ARA, 2026) Point and Line Segment Data.
Previous Studies	- Banwell Road – Class Environmental Assessment Land Use/Natural Features Existing Conditions (Gartner Lee Limited, 2007; Appendix C of the Banwell Road Environmental Study Report, 2016). - Banwell Road Environmental Study Report (IBI Group, 2016). - Species at Risk Considerations for the Banwell Road and E.C. Row Expressway Interchange and Corridor Improvements – City of Windsor, County of Essex (Dillon Consulting Limited, 2024).

Field Investigation

In 2007, a site visit to lands directly adjacent to the Project Location was conducted by Gartner Lee, which is included in IBI Groups 2016 Environmental Study Report, and included high-level description of the terrestrial features, and in-depth aquatic assessments of the drains including electrofishing surveys. Further, a confirmatory site visit, Ecological Land Classification (ELC), aquatic assessments, fall plant survey, and tree inventory were conducted by qualified Dillon biologists on lands directly adjacent to and contiguous with the Project Location to document existing natural heritage features, if present, and assess for potential SAR occurrences and/or SAR habitat.

ELC was determined based on existing conditions observed during site visits on adjacent lands using the ELC System for Southern Ontario (Lee *et al.*, 1998) with 2008 updates (Lee, 2008).

Aquatic assessments were conducted at various named and unnamed drains within the greater area immediately adjacent to the Project Location, including the Banwell Drain, the Gouin Drain, and the Lachance Drain. Information collected during the assessment included the following (where applicable): channel form, presence/absence of flow, substrate type, channel dimensions (e.g., width and depth), in-stream habitat features riparian vegetation and photo documentation.

The fall plant survey, to target late-flowering species, were conducted using wandering transects to determine species presence, richness, and abundance of floral species within the greater area immediately adjacent to the Project Location.

The tree inventory was completed in anticipation of tree removal and compensation in accordance with the Trees on Highways By-law 135-2004. Trees subject to the inventory were those with a diameter-at-breast-height (DBH) of 10 centimetres (cm) or greater.

Finally, incidental wildlife observations and indicators of wildlife use (e.g., scat, burrows, tracks, etc.) were also recorded during the site reconnaissance at the contiguous lands. Targeted wildlife surveys, including confirmation of the presence or absence of wildlife, SAR, and/or their habitats were not completed as part of the confirmatory site visits. Previous detailed field surveys on adjacent lands (particularly the NextStar Energy Electric Vehicle Battery Plant west of Banwell Road), permits issued under the previous Endangered Species Act, 2007, and post-permit works, are known by the City and the MECP.

Results

Since the results for the aquatic assessments, plant survey, and tree inventory have been previously submitted to the City (Dillon Consulting Limited, 2024), we will not focus on those results in this section.

Designated Natural Features

A search and analysis of the records outlined in **Table 1** did not identify any provincial parks or conservation reserves/areas, or Area of Natural and Scientific Interest (ANSI), Life Science, or Earth Science, Provincially Significant Wetlands within the Study Area (**Attachment B**).

City of Windsor Official Plan Designations

Within the City of Windsor Official Plan, the Project Location is designated as “Industrial,” “Business Park,” and “Mixed-Use Corridor” (**Attachment B**). Little River flows through the Twin Oaks Industrial Park area and has parkland (Little River Dragonfly Park) greenspace east and west of the river. This area is not within the Project Area and is not expected to be impacted.

Ecological Land Classification

Vegetation communities within the Study Area are detailed in **Table 2** and mapped in **Attachment A: Figure 1**.

Table 2: Documented Ecological Land Classification Within the Study Area

ELC Community	Location
Natural Communities	
MEM – Mixed Meadow	This community is located north and south of E.C. Row Expressway, west of the E.C. Row and Banwell Road intersection. There is a history of anthropogenic disturbance in this area (staging areas for road works). Some areas within this community are dominated by European Common Reed (<i>Phragmites australis ssp. australis</i>). Refer to Attachment C for specific site photographs within this community.
Cultural Communities	
CVI – Transportation and Utilities	This community is associated with roads.
CVC – Commercial and Institutional	This community exists in the southern portions of the Study Area west of Banwell Road and is associated with the NextStar Electric Vehicle Battery Manufacturing Plant.
CVR – Residential	This community is located north of the E.C. Row Expressway.
CGL – Constructed Green Lands	This community is associated with manicured lawns and landscape trees, and is located adjacent to commercial lands within the Study Area.

Significant Wildlife Habitat

SWH means “areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.”.

To assist planning authorities, the MNRF developed the Significant Wildlife Habitat Technical Guide (MNR, 2000) that provides information on the identification, description, and prioritization of SWH in Ontario. To account for the ecological diversity across the province, MNRF developed the SWH Ecoregional Criteria Schedules to support the SWH Technical Guide. These schedules are specific to each geographic area of each eco-region. The Study Area is located in Ecoregion 7E (Lake Erie-Lake Ontario); under the Criteria Schedule for Ecoregion 7E (MNRF, 2015), SWH has been divided into four broad categories, but the Study Area may have the potential to provide SWH for the following habitat types:

Seasonal Concentration Areas of Animals

This category identifies habitat where wildlife species gather annually, at certain times of the year. This SWH category requires the presence of a given species, or several species, in specific densities based on approved survey protocol to meet the criteria for significance. Based on previous work from immediately adjacent lands, the Study Area may contain Reptile Hibernaculum.

Habitat for Species of Conservation Concern

The Significant Wildlife Habitat Technical Guide (MNRF, 2000) defines SCC as species that are globally, nationally, provincially, regionally, or locally rare (SRank of S1 to S3) and species listed as threatened or endangered under the Federal *Species at Risk Act, 2002* (SARA), but not under the provincial *Species Conservation Act, 2025* (SCA). Based on previous work from immediately adjacent lands, the Study Area may contain Special Concern and Rare Wildlife Species for Missouri Ironweed (observed closer to the Banwell Road and E.C. Row Expressway intersection) or other SCC plants.

Species at Risk Habitat Screening

Species at Risk are defined as those species that are listed as threatened or endangered under the SCA and aquatic species listed under Schedule 1 federally, as well as migratory birds listed under both Schedule 1 federally and the Migratory Birds Convention Act (MBCA; 1994). Based on Dillon's experience in the general area, IBI Groups Environmental Study Report (2016), a review of aerial imagery, and information collected during the confirmatory site visit to adjacent lands, SAR identified during preliminary screening was refined to the species included in **Table 3**. The species included in **Table 3** have the potential to occur within the Study Area, but not necessarily within the Project Location.

Table 3: SAR with the Potential to Occur Within the Study Area

Scientific Name	Common Name	SARA ¹	SCA ²	SRank ³
Birds				
<i>Sturnella magna</i>	Eastern Meadowlark	THR	---	S4B, S3N
<i>Dolichonyx oryzivorus</i>	Bobolink	THR	---	S4B
<i>Hylocichla mustelina</i>	Wood Thrush	THR	---	S4B
<i>Melanerpes erythrocephalus</i>	Red-headed Woodpecker	END	---	S3
Reptiles				
<i>Pantherophis gloydi</i>	Eastern Foxsnake	THR	THR	S2
<i>Thamnophis butlerii</i>	Butler's Gartersnake	END	THR	S2

Scientific Name	Common Name	SARA ¹	SCA ²	SRank ³
Mammals				
<i>Myotis leibii</i>	Eastern Small-footed Myotis	END	END	S2S3
<i>Myotis lucifugus</i>	Little Brown Myotis	END	END	S3
<i>Myotis septentrionalis</i>	Northern Myotis	END	END	S3
<i>Pipistrellus subflavus</i>	Tri-colored Myotis	END	END	S3?
<i>Lasiurus borealis</i>	Eastern Red Bat	---	END	S3
<i>Lasiurus cinereus</i>	Hoary Bat	---	END	S3
<i>Lasionycteris noctivagans</i>	Silver-haired Bat	---	END	S3
Plants				
<i>Cornus florida</i>	Eastern Flowering Dogwood	END	END	S2?
<i>Juglans cinerea</i>	Butternut	END	END	S2?
<i>Castanea dentata</i>	American Chestnut	END	END	S1S2
<i>Platanthera leucophaea</i>	Eastern Prairie Fringed-orchid	END	END	S2
<i>Fraxinus nigra</i>	Black Ash	---	END	S4
<i>Gymnocladus dioica</i>	Kentucky Coffee-tree	THR	THR	S2

¹Federal Species at Risk Act Registry Status (END = Endangered, THR = Threatened); ²Ontario Species Conservation Act (END = Endangered, THR = Threatened); ³SRank is an indicator of commonness in the Province of Ontario. A scale between 1 and 5: S4 = common and apparently secure; S3 = rare to uncommon and vulnerable; S2 = very rare and imperiled; S1 = extremely rare and critically imperiled; SU or ? = uncertain due to insufficient information; B = breeding; N = non-breeding; --- denotes no information or not applicable.

Birds – Eastern Meadowlark is associated with large expanses of open, grassy meadows, farmland, pastures, hayfields, or grasslands with elevated singing perches (ECCC, 2022a) and therefore current conditions within the Project Location are not likely to support this species.

Bobolink is associated with open, and expansive grasslands, and therefore current conditions within the Project Location are not likely to support this species (ECCC, 2022b).

Red-headed Woodpecker is associated with open, deciduous forests, wooded swamps, small woodlots, and forest edges, and requires cavity trees with at least 40 cm DBH (ECCC, 2021). Though there are some larger trees scattered around the Study Area, habitat is not suitable for this species within the Project Location, and it is not likely that this species is supported within the Project Location.

Wood Thrush is commonly associated with Carolinian forest zones, undisturbed moist mature deciduous or mixed forest with deciduous sapling growth, near ponds or swamps, and hardwood forest edges, and therefore current conditions within the Project Location are not likely to support this species (COSEWIC, 2012).

No adverse impacts to SAR birds are anticipated. Tree/vegetation removal should be conducted outside of the breeding bird season (no removal between April 1 to August 31). Should removals be required during this season, appropriate nest searches should be conducted by a qualified biologist. Bird nest searches are recommended to be completed 48 hours prior to clearing activities. If active nests are found, work within a species-specific setback from the nest should be established by a qualified biologist, until the nest fate is either successful (i.e., young have fledged and can leave the area on their own accord) or unsuccessful (i.e., the nest is no longer active). Nest inactivity should be confirmed by a qualified biologist prior to encroachment into the buffer. If no nests are present, clearing may occur. This is in accordance with the federal MBCA (1994).

Reptiles – Eastern Foxsnake is associated with old fields, marshes, along hedgerows, drainage canals, forests, and shorelines within the Carolinian population (MECP, 2021). Previous correspondence with the MECP and the issued permit for works on adjacent lands has indicated this species is unlikely within the area and was therefore not included in the issued permit.

Butler's Gartersnake is associated with early-successional areas, including old fields, disturbed sites, urban and industrial sites, rural/agricultural sites, parks, and dense grasslands or tallgrass prairie (MECP, 2019). Preferred habitat also includes areas of wet depressions surrounded by higher and drier lands, and can include small bodies of water, including seasonally dry marshes and drainage swales. Based on the previous work and the issued permit, the Mixed Meadow communities within the Project Location are being considered SAR habitat for Butler's Gartersnake, and it is our understanding that registration is proceeding under the SCA with the City following through on appropriate mitigation and conservation measures.

Mammals – The listed SAR bats roost in a variety of habitats including in or under rocks, in rock outcrops, in buildings, under bridges, in caves, mines, or hollow trees, or under loose bark (Humphrey, 2017; Humphrey *et al.*, 2019). Suitable roosting trees for these species may occur within the Study Area, associated with the clusters of trees scattered throughout the Study Area. If tree removals are anticipated, a cavity/snag survey is recommended to identify potential SAR bat habitat within the Project Location.

Plants – Potential habitat for the listed species above were identified within the Project Location (i.e., mainly within the natural communities). Based on the previous work and the issued permit, SAR plants are not anticipated within the Project Location.

Summary

The Study Area does not contain any provincial parks or conservation reserves/areas, or Area of Natural and Scientific Interest (ANSI), Life Science, or Earth Science, or Provincially Significant Wetlands. Nineteen SAR and/or their habitat have the potential to occur within the Study Area, but based on previous work and the issued permit, only one SAR is anticipated to be impacted by the proposed works. Meadow habitats within the Study Area can be considered habitat for Butler's Gartersnake.

Next Steps

Online registration and appropriate mitigation and conservation measures under O. Reg. 75/26 Registrable Activities are recommended for the destruction of Butler's Gartersnake habitat.

Attachment A

Figure



**LAUZON PARKWAY AND
TWIN OAKS DRIVE**
Natural Environment Baseline
Conditions Memo

PROJECT LOCATION AND ELC

FIGURE 1

- Project Location

Study Area (120 m)

Constructed_Drain
- Ecological Land Classification**

CVC: Commercial

CVI: Transportation
- CVR: Residential

MEM: Mixed Meadow

CGL: Constructed Green Lands

MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR
IMAGERY PROVIDED BY Microsoft, Vantor, Esri, NASA, NGA, USGS, Sources: Esri,
TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS
User Community
MAP CREATED BY: -AF
MAP CHECKED BY: -TH
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N

SCALE 1:2,500

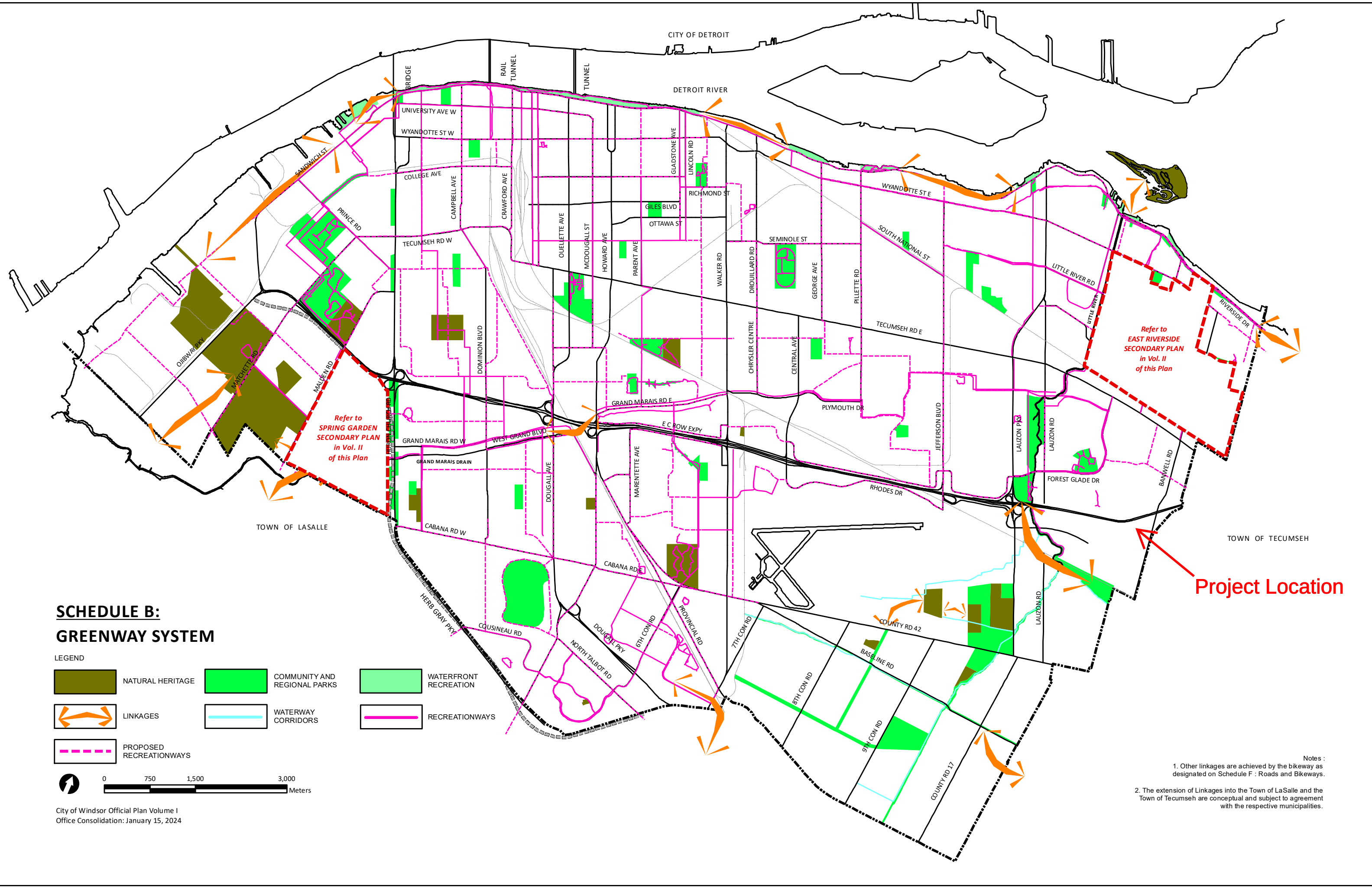
0 25 50 100 m

PROJECT: 25-1134 STATUS:DRAFT DATE: 2026-06-23

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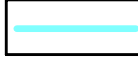
Attachment B

Background Mapping



**SCHEDULE B:
GREENWAY SYSTEM**

LEGEND

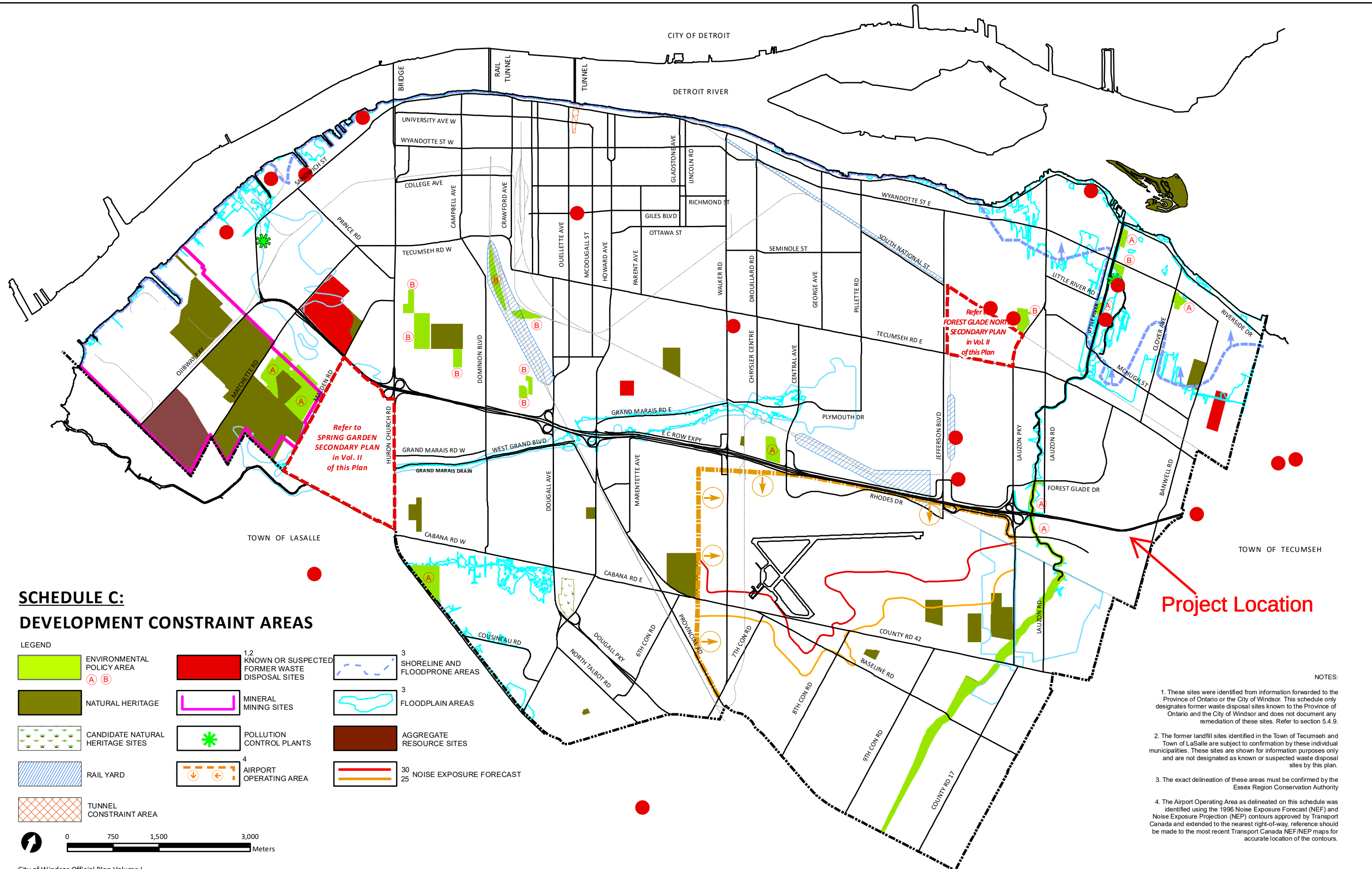
 NATURAL HERITAGE	 COMMUNITY AND REGIONAL PARKS	 WATERFRONT RECREATION
 LINKAGES	 WATERWAY CORRIDORS	 RECREATIONWAYS
 PROPOSED RECREATIONWAYS		

0 750 1,500 3,000 Meters

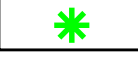
Notes :

1. Other linkages are achieved by the bikeway as designated on Schedule F : Roads and Bikeways.

2. The extension of Linkages into the Town of LaSalle and the Town of Tecumseh are conceptual and subject to agreement with the respective municipalities.

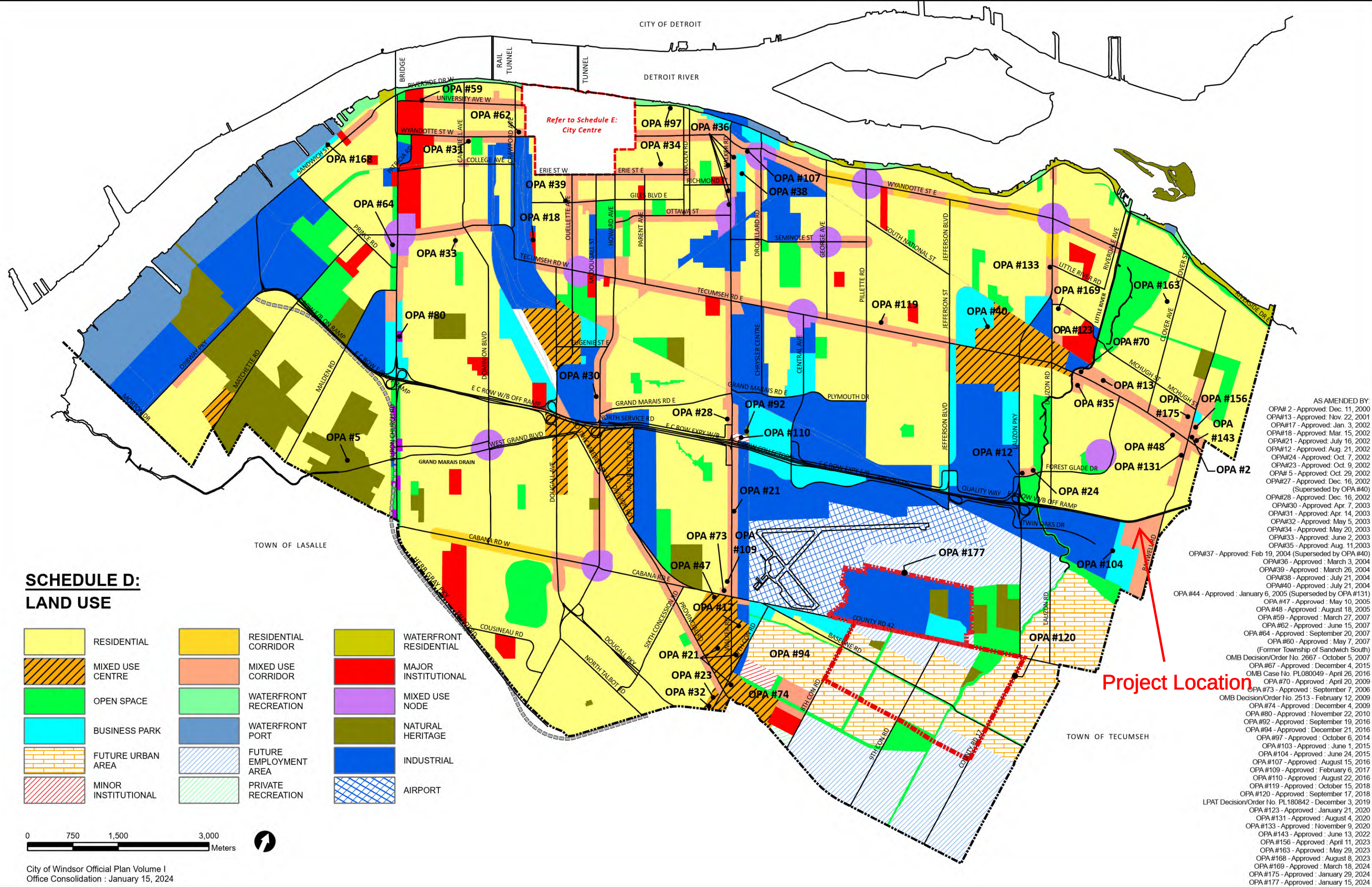


SCHEDULE C:
DEVELOPMENT CONSTRAINT AREAS

LEGEND			
	ENVIRONMENTAL POLICY AREA (A) (B)		1,2 KNOWN OR SUSPECTED FORMER WASTE DISPOSAL SITES
	NATURAL HERITAGE		MINERAL MINING SITES
	CANDIDATE NATURAL HERITAGE SITES		POLLUTION CONTROL PLANTS
	RAIL YARD		AGGREGATE RESOURCE SITES
	TUNNEL CONSTRAINT AREA		4 AIRPORT OPERATING AREA
			30 NOISE EXPOSURE FORECAST
			25 NOISE EXPOSURE FORECAST

Project Location

- NOTES:
1. These sites were identified from information forwarded to the Province of Ontario or the City of Windsor. This schedule only designates former waste disposal sites known to the Province of Ontario and the City of Windsor and does not document any remediation of these sites. Refer to section 5.4.9.
 2. The former landfill sites identified in the Town of Tecumseh and Town of LaSalle are subject to confirmation by these individual municipalities. These sites are shown for information purposes only and are not designated as known or suspected waste disposal sites by this plan.
 3. The exact delineation of these areas must be confirmed by the Essex Region Conservation Authority
 4. The Airport Operating Area as delineated on this schedule was identified using the 1996 Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) contours approved by Transport Canada and extended to the nearest right-of-way. reference should be made to the most recent Transport Canada NEF/NEP maps for accurate location of the contours.



ERCA Public Mapping



Essex Region
Conservation
Authority

Public Interactive Mapping

Legend

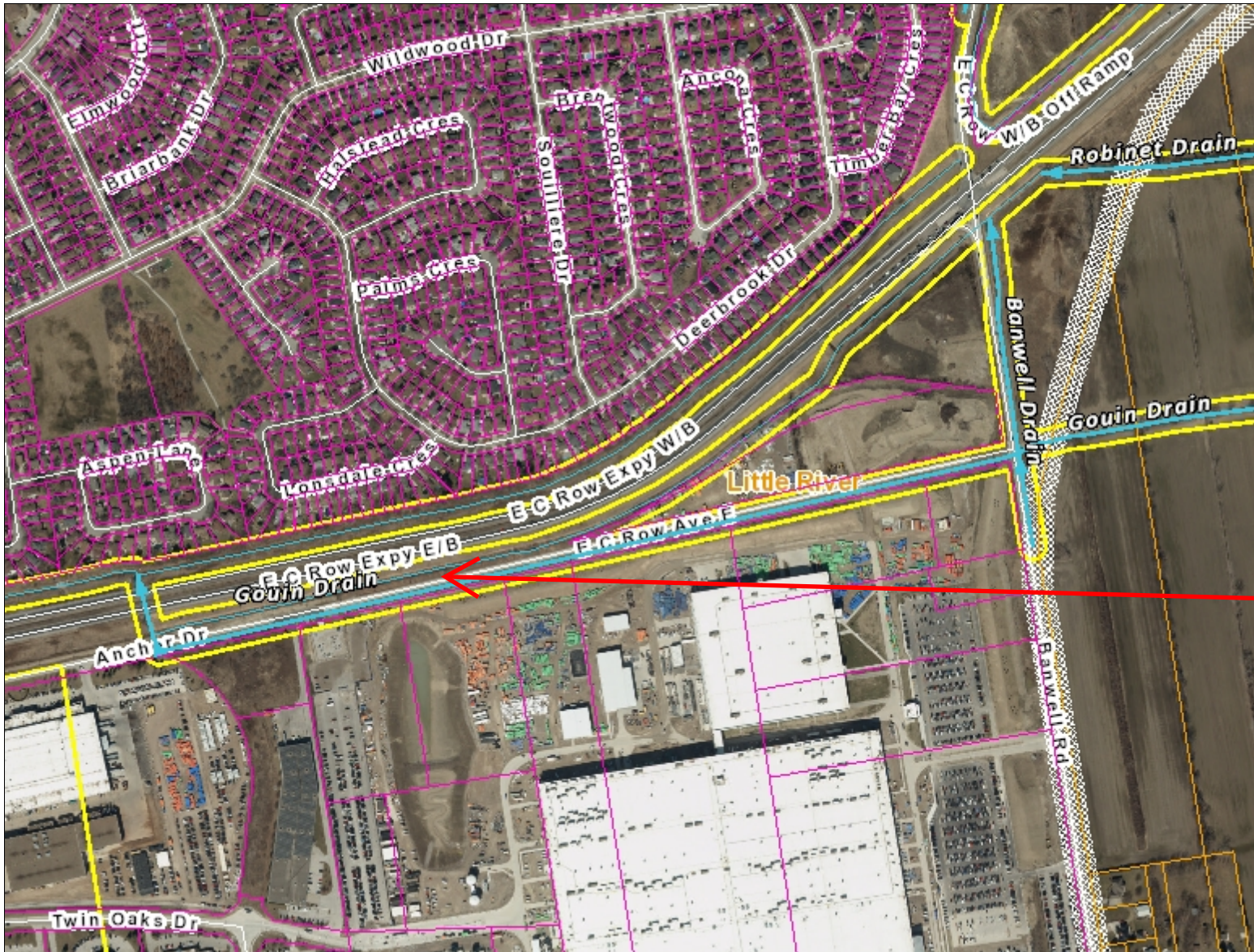
Municipal Drains (ERCA)

- Natural
- Municipal Drain (Open)
- Municipal Drain (Closed)
- Unknown/Other Status (Open)
- Unknown/Other Status (Closed)
- Private/Roadside (Open)
- Private/Roadside (Closed)

- Parcel Fabric - City
- Parcel Fabric - County
- 1:100 yr Flood Line
- Limit of Regulated Area
- Subwatershed (Line)

Project Location

Location



ERCA
Geomatics

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Notes



1: 7,659



6/22/2026



Notes:

0.7 0 0.34 0.7 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

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Legend

-  Assessment Parcel
-  ANSI
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Woodland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System

Project Location



Attachment C

Site Photographs

Photograph 1

October 24, 2023

Looking east from the centre of the Project Location towards the E.C. Row Expressway and Banwell Road intersection.

Note: Mixed meadow (MEM) community dominated by European Common Reed along a No Name drain.



Photograph 2

October 24, 2023

Looking west from the centre of the Project Location along E.C. Row Expressway.

Note: Mixed meadow (MEM) community dominated by European Common Reed along a No Name drain.



Photograph 3

October 24, 2023

Looking upstream
along the Gouin
Drain west of
Banwell Road.



Photograph 4

October 24, 2023

Looking
downstream
along the Gouin
Drain west of
Banwell Road.



Photograph 5

October 24, 2023

Looking upstream
along a No Name
Drain southwest
of the E.C. Row
Expressway and
Banwell Road
intersection.



Photograph 6

October 24, 2023

Looking
downstream
along a No Name
Drain southwest
of the E.C. Row
Expressway and
Banwell Road
intersection.

