



For Internal Use Only

**Information Gathering Form for activities  
that may affect species or habitat protected  
under the *Endangered Species Act***

Tracking Number	Lead District
-----------------	---------------

Note: It is anticipated that the completion of this form will take multiple extended sessions. It is recommended that proponents download and save the form and the associated guide book to their local hard drive in order to more easily facilitate this task. Adobe Reader 10 is required to save, view and add data to the form. If you require this version of Adobe, [select download](#) to download it for free. To review the entire form, [select view](#). It is strongly recommended that while completing the form, proponents read all associated tabs and help buttons to ensure the information requirements are clearly understood.

Personal information in this form is collected under the authority of Section 53 of the *Endangered Species Act, 2007*. The information provided will be used for the purposes of administering the Act and its Regulations. Questions about the use of this information should be directed to the species at risk representative at the local MNR office ([http://www.mnr.gov.on.ca/en/ContactUs/2ColumnSubPage/STEL02\\_179002.html](http://www.mnr.gov.on.ca/en/ContactUs/2ColumnSubPage/STEL02_179002.html)) for the location where the proposed activity will take place.

Fields marked with an asterisk (\*) are mandatory.

**1. Contact Information**
**Proponent Contact Information** ☐ check this box if the proponent is a private individual

Legal Last Name* <a href="#">Li (Lankor Horizons Development Inc)</a>	Legal First Name* <a href="#">Wing On</a>	Legal Middle Initial(s)
--	--	-------------------------

**Full Mailing Address**

Unit No.	Street No.* <a href="#">2473</a>	Street Name* <a href="#">Ouellette Avenue, Suite 103</a>	P.O. Box
Rural Route	Postal Station	Lot No.	Concession
City/Town* <a href="#">Windsor</a>	Province* <a href="#">ON</a>	Postal Code* <a href="#">N8X 1L5</a>	
Telephone No.* <a href="#">226 722-8328</a> ext.	Fax No.	Email (if available) <a href="#">wingon.li@horizoninv.ca</a>	

**Primary Contact for Proponent**

Is the proponent the primary contact for this form?

☐ Yes ☒ No

Last Name* <a href="#">McLeod</a>	First Name* <a href="#">Brad</a>	Middle Initial(s)
Position/Title <a href="#">Biologist</a>		
Legal Name of Organization/Company <a href="#">Dillon Consulting Limited (Dillon)</a>		

**Full Business Mailing Address**

Unit No.	Street No.* <a href="#">3200</a>	Street Name* <a href="#">Deziel Drive - Suite 608</a>	P.O. Box
Rural Route	Postal Station	Lot No.	Concession
City/Town* <a href="#">Windsor</a>	Province* <a href="#">Ontario</a>	Postal Code* <a href="#">N8W 5K8</a>	
Business Telephone No.* <a href="#">519 791-0855</a> ext. <a href="#">3250</a>	Business Fax No.	Business Email (if available) <a href="#">bmcLeod@dillon.ca</a>	

**Authorization\***
☒ I, [Wing On Li](#) (proponent's name), authorize

[Brad McLeod](#) (primary contact's name) to disclose information required by the Ministry of Natural Resources for the purpose of administering the *Endangered Species Act, 2007* and its Regulations and in accordance with the *Freedom of Information and Protection of Privacy Act, 1990*.

Save

## Species at Risk Field Surveys

Has MNR determined whether species at risk surveys required?\*

If proponent has not already contacted the local MNR office regarding species surveys, please do so before proceeding with the form.

☒ Yes, surveys required ☐ No, surveys not required

Is the primary contact for the proponent, the same as the principal species at risk surveyor?\*

☒ Yes ☐ No

### Species at risk principal surveyor contact information

Last Name*	First Name*	Middle Initial(s)
Position/Title		

Legal Name of Organization/Company

### Full Business Mailing Address

Unit No.	Street No.*	Street Name*	P.O. Box
Rural Route	Postal Station	Lot No.	Concession
City/Town*	Province*	Postal Code*	
Business Telephone No.* ext.	Business Fax No.	Business Email (if available)	

Summarize any species at risk surveyors experience and knowledge (i.e., relevant qualifications)

Brad McLeod started working as a professional biologist in southern Ontario in 2002. Since that time, he has specialized in Species at Risk work and has extensive experience with many of Ontario's and North America's most imperiled species including, but not limited to: Butler's Gartersnake (*Thamnophis butleri*), Willowleaf Aster (*Symphyotrichum praealtum*), Eastern Foxsnake (*Pantherophis gloydi*), Dense Blazing Star (*Liatris spicata*), Acadian Flycatcher (*Empidonax virescens*), American Chestnut (*Castanea dentata*), Jefferson Salamander (*Ambystoma jeffersonianum*), Loggerhead Shrike (*Lanius ludovicianus*), Large Whorled Pogonia (*Isotria verticillata*), American Badger (*Taxidea taxus*), Golden Eagle (*Aquila chrysaetos*), Spotted Wintergreen (*Chimaphila maculata*), Monarch (*Danaus plexippus*), and Cerulean Warbler (*Setophaga cerulea*).

Names of the other surveyors who assisted in (or will be assisting in) carrying out the species at risk surveys:

N/A

## 2. Activity Overview

### Primary Activity Sector (please check one)\*

- |  |  |
|--|--|
| <input type="checkbox"/> aggregate   | <input type="checkbox"/> renewable energy (hydroelectric)                                |
| <input type="checkbox"/> agriculture                                       | <input type="checkbox"/> renewable energy (wind/solar/biofuel)                           |
| <input checked="" type="checkbox"/> construction or development            | <input type="checkbox"/> transportation  |
| <input type="checkbox"/> mining  | <input type="checkbox"/> existing infrastructure (e.g., utility corridors, dams, drains) |
| <input type="checkbox"/> forestry  | <input type="checkbox"/> research  |
| <input type="checkbox"/> non-renewable energy (e.g., oil and gas, nuclear) | <input type="checkbox"/> tourism, culture, recreation                                    |
| <input type="checkbox"/> other (specify)                                   |  |

Save

Briefly summarize **what the proposed activity entails**, its **purpose** (e.g., research, constructing a home, building a subdivision, quarry establishment/operation, road construction, etc.), the **general location** of the activity and **current land uses** at that location.

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into the space provided below. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

**Brief Description**

The Project is located within the southern extent of the Riverside Sportsman’s Club property at 10835 Riverside Drive East in the City of Windsor, Ontario. The parcel is approximately 2.75 ha in size, and the Study Area will extend 120 m around the parcel. The proposed area of development within the southern extent of the property is approximately 1.59 ha in size. Based on historical knowledge and the most up-to-date aerial imagery, the current land use within the Project Location is comprised of the Riverside Sportsmen Club, including a parking lot, large banquet hall, open fields and a wooded hedgerow. Residential dwellings are present directly to the north and west, and open fields used for agriculture are present to the east and south. The parcel to the south of the Project Location is identified as Environmental Policy Area A in the City of Windsor’s Official Plan. See relevant official plan schedules and background mapping in Attachment A, figures in Attachment B, site photographs in Attachment C, and tables in Attachment D.

**Purpose**

The southern area of the Riverside Sportsman’s Club (the ‘Project Location’) is proposed for the development of multi-unit residential buildings and an associated parking lot

**General location**

The parcel is located at 10835 Riverside Drive East in the City of Windsor, Ontario. The developed area is located south of the Riverside Sportman’s Club and will enter off of Wyandotte Street East.

**Current land uses (including Aboriginal land uses, where known) on/surrounding the proposed activity location**

The Project Location and surrounding parcels have varied land uses. The Project Location falls within lands designated as Residential on Schedule D (Attachment A), and is comprised of a parking lot, shooting range, and large banquet hall used by the Riverside Sportsman’s Club. The neighbouring parcels include green lands to the north and west, residential to the north-west, agricultural to the east, and a small, disjunct forb meadow to the south. Within the City of Windsor Official Plan Schedules, the Project Location is located north of an Environmental Policy Area A and within a Shoreline and Flood Prone Area in Schedule C (Attachment A). Further, the Project is located approximately 150 m south of Waterfront Recreation and Waterfront Residential designations associated with the Detroit River. No Natural Heritage features are identified in the OP schedules for the Property.

**Duration of the Proposed Activity**

Targeted start date for the activity (yyyy-mm-dd) 2022-07-01	Targeted completion date for the activity (yyyy-mm-dd) 2024-05-31
---	--

**Environmental Assessment**

Continued from Brief Description...

The proposed development will be located on the southern extent of the Riverside Sportsman's Club off of Wyandotte Street East. It will include three multi-unit residential buildings.

---

What Environmental Assessment has been or will be done in association with this activity? (Enter N/A if not applicable)

An Environmental Evaluation Report (EER) has been requested by the City of Windsor for lands proposed for development within or adjacent to the Greenway System. The purpose of the EER is to document the existing conditions of the natural environment, and specifically, the presence of significant natural features as outlined in Section 2 of the Provincial Policy Statement under the Planning Act (2020).

A species at risk (SAR) habitat assessment was conducted by a qualified Dillon biologist on March 10, 2022 to determine the presence of SAR or SAR habitat within and adjacent to the Project Location. Based on our previous work in the area and after conducting a preliminary screening for species at risk, Butler's Gartersnake (*Thamnophis butleri*), Eastern Foxsnake (*Pantherophis gloydi*), Little Brown Myotis (*Myotis lucifugus*), Eastern Small-footed Myotis (*Myotis leibii*), Eastern Pipistrelle (*Perimyotis subflavus*), Northern Myotis (*Myotis septentrionalis*), and Butternut (*Juglans cinerea*) were identified to have potential to occur in the general area (i.e. within 1 km of the Project Location). No species protected under the ESA or SARA were identified at the time of the assessment. A full list of species observed during the assessment can be found in Attachment D. Ecological Land Classification (ELC) assessment was conducted on March 10, 2022 by a qualified Dillon biologist and can be found in Attachment B.

---

Save

### 3. Activity Details – Where, When, and How

#### Activity Location(s): 1

Provide detailed descriptions of the location(s) of the proposed activity according to each of the items below. In cases where the activity will occur in multiple locations, the following should be described for each location.

##### A. Location\*

☒ Geographic coordinates of the activity location

☐ Legal Description of activity location

##### Geographic coordinates of the activity location

UTM Map Datum NAD83	Zone 17T	Coordinates – Easting 342374.55	Coordinates – Northing 4688684.05
Latitude		Longitude	

##### Legal Description of activity location

##### Civic Address

Unit No.	Street No.	Street Name	P.O. Box	Rural Route
City/Town		Province	Postal Code	
Lot(s) and Concession(s)		Assessment Roll Number(s)	Geographic Township(s)	
Local Municipality(ies)			Regional Municipality, County or Territorial District(s)	

##### B. Land Ownership

Indicate the land ownership for the proposed activity (please check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Federal crown land/water or protected area | <input type="checkbox"/> First Nation Reserve   |
| <input checked="" type="checkbox"/> Municipal land/water            | <input type="checkbox"/> Private property   |
| <input type="checkbox"/> Provincial crown land/water                | <input type="checkbox"/> Provincial crown land – provincial park/conservation reserve |
| <input type="checkbox"/> Other (identify)                           |   |

##### C. MNR district(s) where the activity will take place

Aylmer

**D. Identify the ecological communities** (e.g., agricultural (hayfield, crop, pasture), forest type and age (deciduous, coniferous, mixed wood; early/late successional forest), tallgrass prairie, etc.) at and surrounding the activity location.

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into the space provided below. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Ecological Communities

ELC (Attachment B) was completed on March 10, 2022. Species observed during the field surveys, as well as incidental species, were recorded and can be found in Attachment D; Table 1. The following ELC communities were observed within the Project Location: CVC – commercial and institutional.

##### Activity Methodology

##### (How each stage of the activity will be carried out)

In Table 1, please provide a detailed **description** of the various components of the proposed activity over the activity's full lifespan. In the context of this form, "activity" is defined broadly to include all components associated with all stages of the activity including, but not limited to, site access and investigation, site preparation and construction, operation and maintenance, closure, decommissioning and completion, and rehabilitation and restoration stages. **The level of detail provided should reflect the size and complexity of the activity.**

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into Table 1. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Save

Table 1. Detailed description of the various components/stages of the proposed activity.

Component / Stage	Targeted Dates		Detailed Description of Methodology
	Start Date (yyyy-mm-dd)	Completion Date (yyyy-mm-dd)	
Installation of erosion and sediment control measures	2022-07-01	2022-07-22	This work will be detailed within the erosion and sediment control plan, which has not yet been developed. Proposed work includes staking of the development limits, installation of silt fencing, and other measures around the work limits to protect adjacent areas from erosion and sedimentation.
Vegetation clearing and grading	2022-07-22	2022-08-05	Clearing vegetation where required, stripping, stockpiling, and grading of soils. The grading plan has not yet been developed.
Construction (excavation, pouring of foundations, servicing, building, road surfaces, etc).	2022-08-05	2024-05-31	Excavation, installation of storm sewers, manholes, sanitary sewers, framing and finishing, paving of road surfaces, utilities, road access, waste removal, etc.
Landscaping and re-vegetating	2024-04-01	2024-05-31	Laying sod, re-seeding where required, tree and shrub planting as required by the, to be completed planting plan. Re-seeding will occur in spring of the final year of construction.

Are there any site-related or technical limitations that restrict how this activity may be carried out?  
No, there are no site-related or technical limitations. The naturally-vegetated areas within the Project Location are not designated as Provincially Significant Wetlands, Woodlands, Environmentally Significant Area, Significant Valley Lands, Natural Environment, Significant Terrestrial Features, nor Natural Environment Overlay on the Schedules of the City of Windsor Official Plans.

Save

## 4. Indication of Species at Risk and Habitat Found at or near the Activity Location

### Records Review

Proponents are requested to outline what protected species at risk or habitats may be present at or near the proposed activity location. An activity is considered “near” a species at risk or its habitat if the activity is physically located within a reasonable distance of the species or habitat **and** there is a reasonable likelihood that the adverse effects of the activity will affect the species or extend into its habitat. In outlining this, proponents should consider the area that is reasonably likely to be affected by any of the stages of the proposed activity. This area may extend beyond the physical (direct) footprint of the activity itself.

While the local MNR office may be able to provide advice for completing this information, proponents are expected to conduct a records review. Some links to information sources can be found on page 1 of this form under the information sources tab. The results of the records review should be recorded in Table 3. The results of the records review should be recorded in Table 3.

### Species at Risk Surveys

Where there is insufficient species at risk data or information, proponents may also be required to conduct species at risk surveys at or near the proposed activity location. The methodology and results from these species surveys can be recorded in Tables 2 and 3.

An ESA authorization (e.g., a permit under clause 17(2)(b) of the Act) may be required to conduct species at risk surveys.

Determining the presence of species at risk and their habitats often requires a higher degree of knowledge and expertise that may not be a standard requirement for routine environmental assessments. Species at risk surveys must be undertaken by a qualified professional who is familiar with the species/habitat anticipated to be at or near the proposed activity location. Survey methods must be specific to each species at risk (or groups of similar species) that is reasonably expected to be found at or near the proposed activity location. **It is strongly recommended that proponents contact the local MNR office prior to conducting any surveys to confirm whether surveys are required**, that they are conducted using appropriate methods and protocols, and that any required ESA or other MNR authorizations are obtained. *Note: costs associated with conducting surveys are the responsibility of the proponent.*

In Table 2, please describe any surveys that have been (or will be) undertaken to assess what protected species at risk and habitats may be present at or near the activity location.

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into Table 2. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Save



4. Indication of Species at Risk and Habitat Found at or near the Activity Location

Table 2. Overview of species at risk surveys to outline what species at risk and habitats may be present at or near the activity location

☐ Check this box if no species at risk surveys have been done or are planned

Targeted species	Start/End dates and times for surveys	Detailed description of survey protocols and methods	Search Effort (e.g., number of searches, search time, transects per area, number of surveyors, number of survey stations)	Has the survey been completed?
<a href="#">Refer to Attachment D - Tables</a>				<input checked="" type="checkbox"/> completed <input type="checkbox"/> yet to be completed

Save

**In Table 3**, please record:

---

- all protected species at risk occurrences and habitat observations made at or near the proposed activity location;
- the [SARO list](#) status for each species;
- the rationale which indicates that the species or habitat may be present at or near the proposed activity location. This rationale should be based on information and data collected during the records review and through field surveys (if applicable).

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into Table 3. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

**Please submit all new observation data for any endangered or threatened species to the Natural Heritage Information Centre (NHIC)** using the Rare Species reporting form available at: [http://nhic.mnr.gov.on.ca/species/species\\_report.cfm](http://nhic.mnr.gov.on.ca/species/species_report.cfm).

Any new observation data for other provincially tracked species (e.g., special concern species) that may have been observed at or near the proposed activity location should also be submitted to the NHIC.

---

**Save**

Table 3: Summary of species at risk and their habitats found at or near the proposed activity location. Identify information sources as required. Note: It is recommended that representative photos of the habitat areas and features found at or near the proposed location of the activity be submitted with this form (opportunity to add attachments is in the next section). Be sure to include the time, date and location where each photo was taken.

	Species 1	Species 2
<b>Species name*</b>	Butler's Gartersnake	Eastern Foxsnake
<b>Species status in Ontario*</b> (provided in the <a href="#">SARO List</a> )	<input type="checkbox"/> Threatened <input checked="" type="checkbox"/> Endangered	<input type="checkbox"/> Threatened <input checked="" type="checkbox"/> Endangered
<b>Presence/absence of species/habitat at or near the proposed activity location*</b>	<input checked="" type="checkbox"/> individuals of the species <b>absent</b> <input type="checkbox"/> individuals of the species <b>present</b>	<input checked="" type="checkbox"/> individuals of the species <b>absent</b> <input type="checkbox"/> individuals of the species <b>present</b>
<b>Number of individuals observed and how (e.g., visual sighting, auditory observation, etc.)</b>  Also indicate life stage of the individuals (e.g., adult, juvenile, fruiting, etc.) where possible, dates the observations were made, the geographic coordinates of the observations, etc.	Refer to Attachment D - Table 3	Refer to Attachment D - Table 3
<b>Detailed ecological description of the landscape.</b> Include the Ecological Land Classification (ELC), Forest Ecosystem Classification (FEC), or Aquatic Resource Area (ARA) information, slope, aspect, soils, substrate, dominant plant species, associated plant species, etc.. If you require assistance in completing the required information, please contact the local MNR office.		
<b>Description of habitat features on site.</b> Note any key habitat features (e.g., nests, hibernacula, calving areas, dens, roost trees, etc) observed at or near the activity location including the geographic coordinates of the observations. If you require assistance in completing the requested information, please contact the local MNR office species at risk representative.		
<b>How and when the species is (or may be) using the habitat to carry out its life processes</b>  Indicate if the habitat is being used by the species for reproduction, rearing, hibernation, over-wintering, migration, feeding, resting (including predator avoidance), dispersal, daily movement, or any other life process (please specify). If it is not clear which life process the habitat is supporting, please indicate "unknown". If you require assistance in completing the requested information, please contact the local MNR office species at risk representative.		
<b>Other available information</b> that suggests the effects of the activity, not just the physical (direct) footprint, may overlap with species at risk occurrences and/or habitat (e.g., species expert's opinion, etc.).		
	<b>Species 3</b>	<b>Species 4</b>
<b>Species name*</b>	SAR Bats (Eastern Small-footed Myotis, Little Brown Myotis, Northern Myotis, and Tri-colored Bat) SAR Bats	Butternut

<b>Species status in Ontario*</b> (provided in the <a href="#">SARO List</a> )	<input type="checkbox"/> Threatened <input checked="" type="checkbox"/> Endangered	<input type="checkbox"/> Threatened <input checked="" type="checkbox"/> Endangered
<b>Presence/absence of species/habitat at or near the proposed activity location*</b>	<input checked="" type="checkbox"/> individuals of the species <b>absent</b> <input type="checkbox"/> individuals of the species <b>present</b>	<input checked="" type="checkbox"/> individuals of the species <b>absent</b> <input type="checkbox"/> individuals of the species <b>present</b>
<b>Number of individuals observed and how (e.g., visual sighting, auditory observation, etc.)</b> Also indicate life stage of the individuals (e.g., adult, juvenile, fruiting, etc.) where possible, dates the observations were made, the geographic coordinates of the observations, etc.	<a href="#">Refer to Attachment D - Table 3</a>	<a href="#">Refer to Attachment D - Table 3</a>
<b>Detailed ecological description of the landscape.</b> Include the Ecological Land Classification (ELC), Forest Ecosystem Classification (FEC), or Aquatic Resource Area (ARA) information, slope, aspect, soils, substrate, dominant plant species, associated plant species, etc.. If you require assistance in completing the required information, please contact the local MNR office.		
<b>Description of habitat features on site.</b> Note any key habitat features (e.g., nests, hibernacula, calving areas, dens, roost trees, etc) observed at or near the activity location including the geographic coordinates of the observations. If you require assistance in completing the requested information, please contact the local MNR office species at risk representative.		
<b>How and when the species is (or may be) using the habitat to carry out its life processes</b> Indicate if the habitat is being used by the species for reproduction, rearing, hibernation, over-wintering, migration, feeding, resting (including predator avoidance), dispersal, daily movement, or any other life process (please specify). If it is not clear which life process the habitat is supporting, please indicate "unknown". If you require assistance in completing the requested information, please contact the local MNR office species at risk representative.		
<b>Other available information</b> that suggests the effects of the activity, not just the physical (direct) footprint, may overlap with species at risk occurrences and/or habitat (e.g., species expert's opinion, etc.).		

---

## 5. Activity and Species at Risk Maps and Photos

---

Provide one or more maps of appropriate scale that clearly illustrate the following items. In cases where the activity will occur in multiple locations, the following should be illustrated for each location.

- **Ecological Land Classifications (ELC), Forest Ecosystem Classifications (FEC), or Aquatic Resource Areas (ARA) for the location and surrounding area (if available);**
- **Topographic information;**
- **Any designated natural features;**
- **Name(s) of any waterbodies occurring at or near the activity location (if applicable);**
- **Current land uses (if available);**
- **Location and boundaries (i.e. footprint) of the proposed activity in relation to the surrounding landscape;**
- **Location of each species at risk occurrence and habitat found at or near the proposed activity location. Also, include the location and description of any habitat features (e.g., nest, hibernaculum, calving area, vernal pools, spawning beds) found at or near the proposed activity location; and**
- **Data sources, scale, north arrow and legend for the maps.**

Use of aerial photography and satellite imagery is strongly encouraged. Please indicate the date aerial photos or satellite images were taken as well as the date maps were created.

Please list and attach relevant maps, shapefiles, photos and satellite images that are available.

**Do not include personal information on maps, aerial photos and satellite images.**

---

### List of Attached Documents

**Note:** The total space for attachments is limited to 25MB. Links to existing FTP sites containing photos and other materials for the proposed activity can be indicated in the list of attached documents space.

---

[Attachment A - Background Mapping](#)

[Attachment B - Figures](#)

[Attachment C - Site Photographs](#)

[Attachment D - Table](#)

---

Save

6. Species at Risk and Habitat that may be Affected by the Activity

In Table 4, please provide your interpretation of:

- the protected species at risk and habitats that are likely to be affected by the proposed activity; and
- how and to what extent these protected species and habitats may be affected. Where the proponent requires assistance in completing the information in this part of the form, contact the local MNR office species at risk representative.

This information and other information submitted in this form will be considered by MNR when assessing and determining whether a proposed activity is likely to contravene subsections 9(1) or 10(1) of the ESA and thus whether it is advisable for the proponent to apply for and obtain an overall benefit permit under clause 17(2)(c) of the ESA prior to proceeding with the proposed activity to avoid contravening the Act.

Species affected by activity	How and to what extent each species or habitat may be <i>positively</i> affected	How and to what extent each species or habitat may be <i>adversely</i> affected
SAR Bats	Refer to Attachment D – Tables	Refer to Attachment D – Tables
SAR Snakes	Refer to Attachment D – Tables	Refer to Attachment D – Tables
SAR Vegetation	Refer to Attachment D – Tables	Refer to Attachment D – Tables

Save

## 7. Submission Information

Date this form was submitted to the local MNR office (yyyy-mm-dd)\*

2022-04-13

**Please note: the email function will not work if you do not have your automatic email settings established. In these cases, please save a copy of your form, access your email account and attach a copy of the form for email submission to your local MNR. The list of MNR office email addresses is below for your reference.**

### Email Client Option \*

☐ Default Email Application (e.g., MS Outlook)

☒ Internet Email (e.g., Yahoo or Hotmail. Save the form and send it manually to the MNR office by using internet email service.)

Local MNR office this form is submitted to\*

Aylmer

MNR Email Address for reference

esa.aylmer@ontario.ca

Proposal Title\*

IGF - Lakefront Horizons Condominium Development

### Authorization\*

☒ I, Wing On Li (insert name, hereafter "proponent"), confirm that the information provided in this form is accurate and complete to the best of my knowledge. I understand that a summary of the information provided in this form, excluding any personal information or details that could be used to locate or harm an endangered species, may be posted on the Ministry of Natural Resources Species at Risk website and the Environmental Registry. I also understand that this information will be used for the purpose of administering the *Endangered Species Act, 2007* and its Regulations in accordance with the *Freedom of Information and Protection of Privacy Act, 1990*.

[Print summary pages](#)

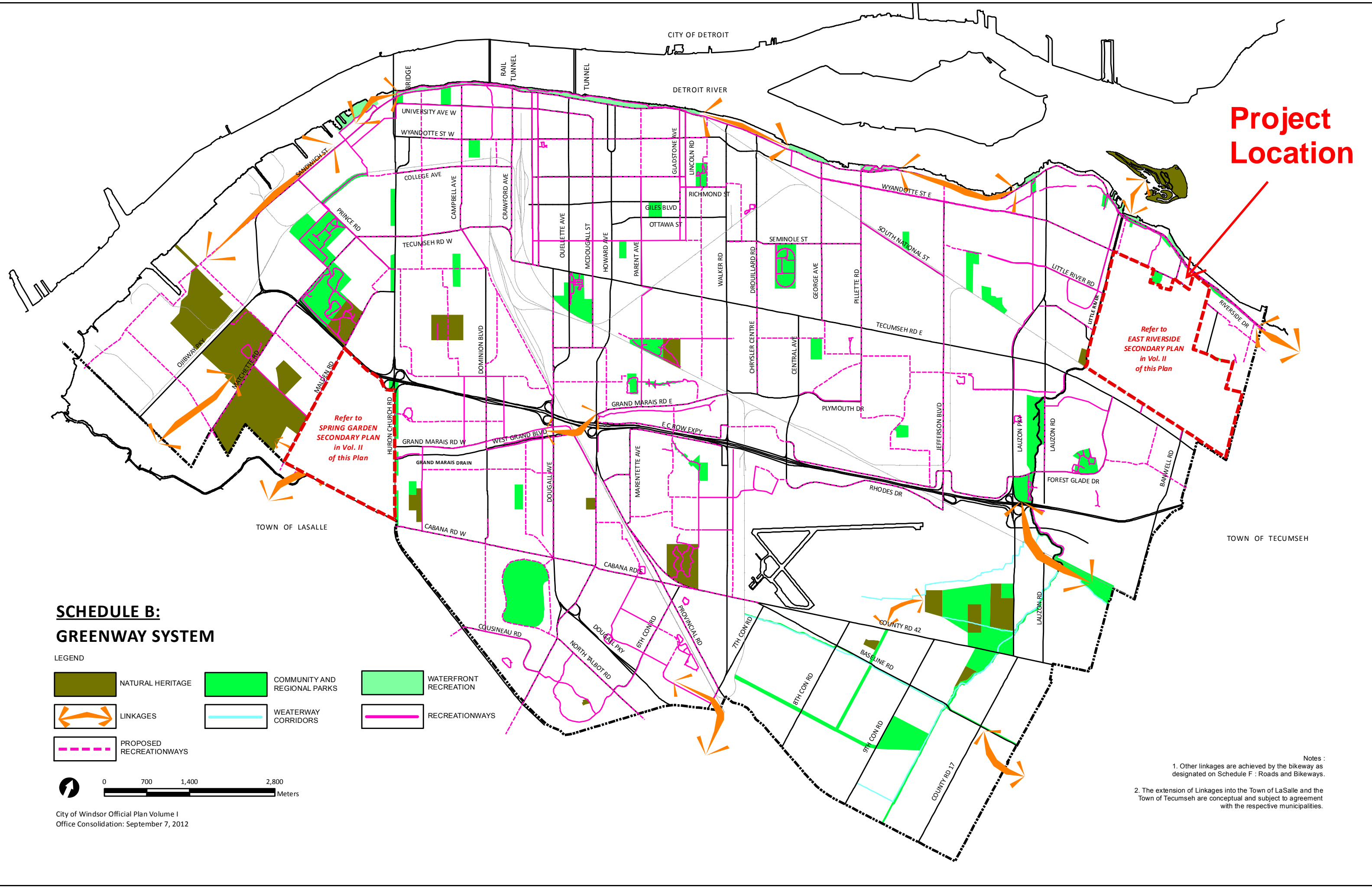
---

Attachment A

Background Mapping

---





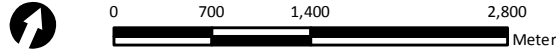
**Project Location**

Refer to  
EAST RIVERSIDE  
SECONDARY PLAN  
in Vol. II  
of this Plan

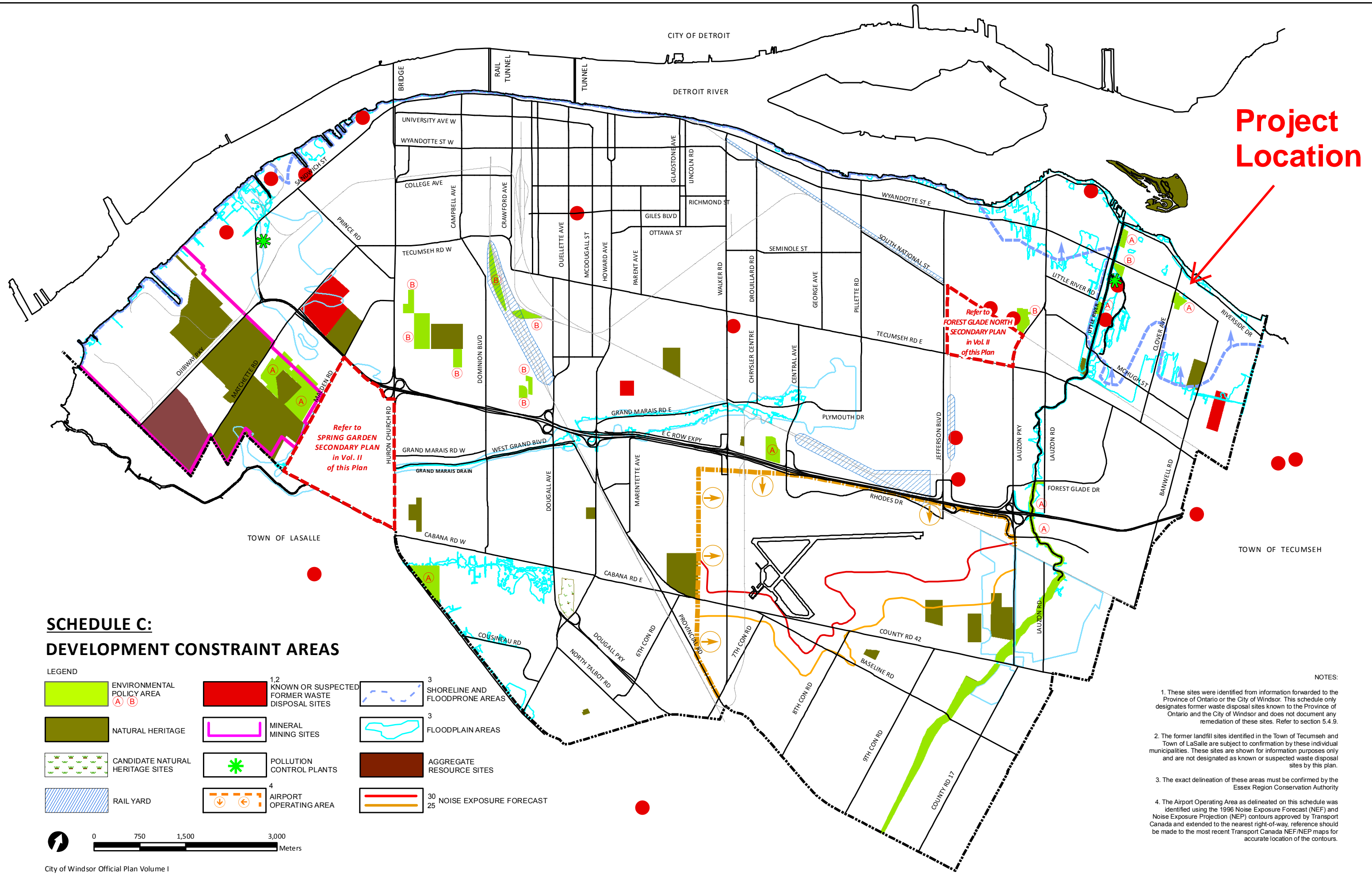
Refer to  
SPRING GARDEN  
SECONDARY PLAN  
in Vol. II  
of this Plan

# **SCHEDULE B: GREENWAY SYSTEM**

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




- 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.




Project Location

SCHEDULE C:  
DEVELOPMENT CONSTRAINT AREAS

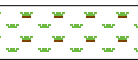
LEGEND




ENVIRONMENTAL POLICY AREA  
A B




NATURAL HERITAGE



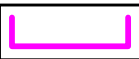
CANDIDATE NATURAL HERITAGE SITES




RAIL YARD




1,2  
KNOWN OR SUSPECTED  
FORMER WASTE  
DISPOSAL SITES




MINERAL  
MINING SITES




POLLUTION  
CONTROL PLANTS




4  
AIRPORT  
OPERATING AREA




3  
SHORELINE AND  
FLOODPRONE AREAS



3  
FLOODPLAIN AREAS

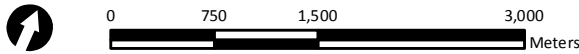


AGGREGATE  
RESOURCE SITES

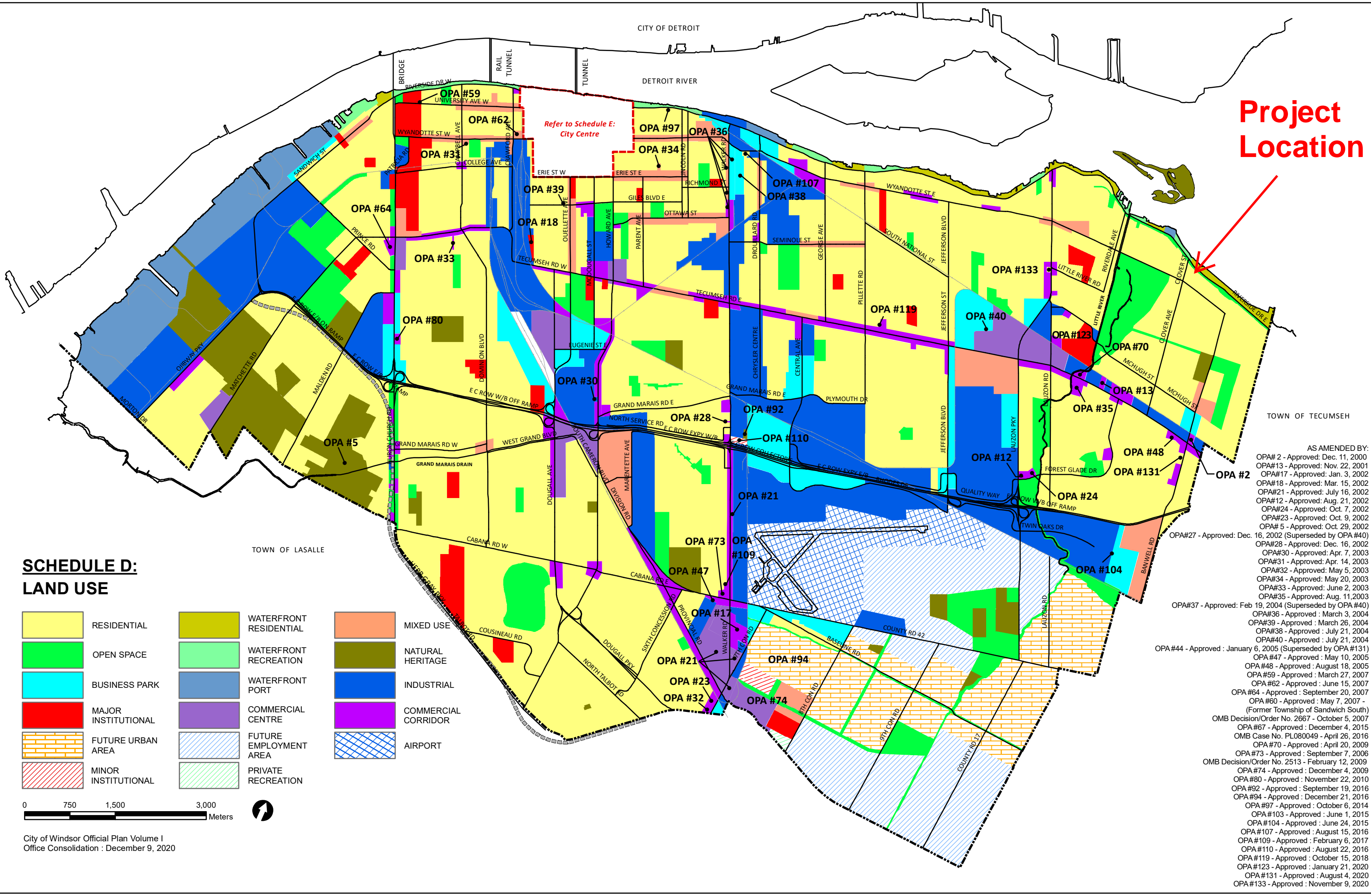


30  
25  
NOISE EXPOSURE FORECAST

- NOTES:
- 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.
  - 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.
  - The exact delineation of these areas must be confirmed by the Essex Region Conservation Authority
  - 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.
























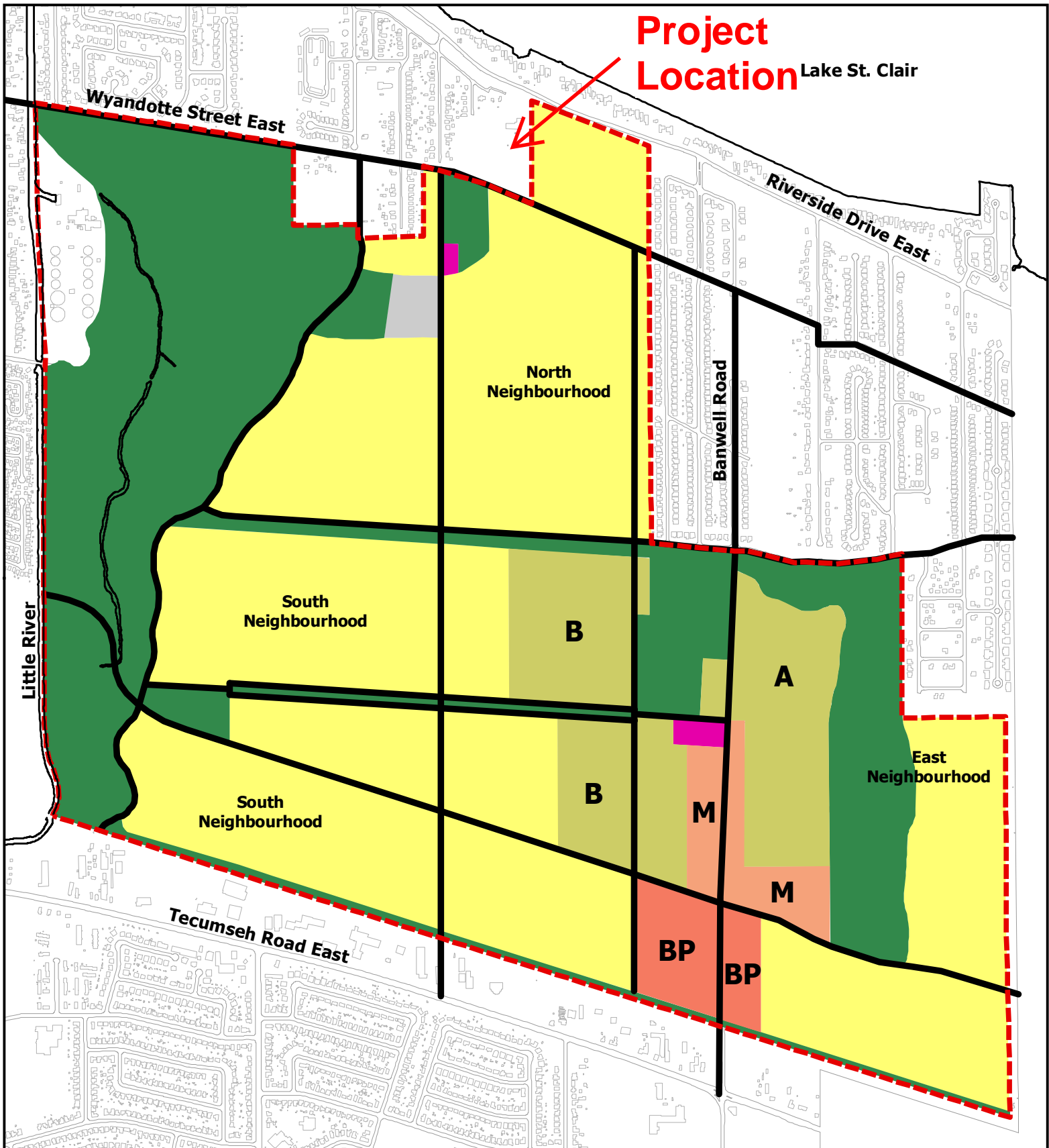
**Project  
Location**

**SCHEDULE D:  
LAND USE**

	RESIDENTIAL		WATERFRONT RESIDENTIAL		MIXED USE
	OPEN SPACE		WATERFRONT RECREATION		NATURAL HERITAGE
	BUSINESS PARK		WATERFRONT PORT		INDUSTRIAL
	MAJOR INSTITUTIONAL		COMMERCIAL CENTRE		COMMERCIAL CORRIDOR
	FUTURE URBAN AREA		FUTURE EMPLOYMENT AREA		AIRPORT
	MINOR INSTITUTIONAL		PRIVATE RECREATION		



- AS AMENDED BY:
- OPA# 2 - Approved: Dec. 11, 2000
  - OPA#13 - Approved: Nov. 22, 2001
  - OPA#17 - Approved: Jan. 3, 2002
  - OPA#18 - Approved: Mar. 15, 2002
  - OPA#21 - Approved: July 16, 2002
  - OPA#12 - Approved: Aug. 21, 2002
  - OPA#24 - Approved: Oct. 7, 2002
  - OPA#23 - Approved: Oct. 9, 2002
  - OPA# 5 - Approved: Oct. 29, 2002
  - OPA#27 - Approved: Dec. 16, 2002 (Superseded by OPA #40)
  - OPA#28 - Approved: Dec. 16, 2002
  - OPA#30 - Approved: Apr. 7, 2003
  - OPA#31 - Approved: Apr. 14, 2003
  - OPA#32 - Approved: May 5, 2003
  - OPA#34 - Approved: May 20, 2003
  - OPA#33 - Approved: June 2, 2003
  - OPA#35 - Approved: Aug. 11, 2003
  - OPA#37 - Approved: Feb. 19, 2004 (Superseded by OPA #40)
  - OPA#36 - Approved: March 3, 2004
  - OPA#39 - Approved: March 26, 2004
  - OPA#38 - Approved: July 21, 2004
  - OPA#40 - Approved: July 21, 2004
  - OPA#44 - Approved: January 6, 2005 (Superseded by OPA #131)
  - OPA#47 - Approved: May 10, 2005
  - OPA#48 - Approved: August 18, 2005
  - OPA#59 - Approved: March 27, 2007
  - OPA#62 - Approved: June 15, 2007
  - OPA#64 - Approved: September 20, 2007
  - OPA#60 - Approved: May 7, 2007 - (Former Township of Sandwich South)
  - OMB Decision/Order No. 2667 - October 5, 2007
  - OPA#67 - Approved: December 4, 2015
  - OMB Case No. PL080049 - April 26, 2016
  - OPA#70 - Approved: April 20, 2009
  - OPA#73 - Approved: September 7, 2006
  - OMB Decision/Order No. 2513 - February 12, 2009
  - OPA#74 - Approved: December 4, 2009
  - OPA#80 - Approved: November 22, 2010
  - OPA#92 - Approved: September 19, 2016
  - OPA#94 - Approved: December 21, 2016
  - OPA#97 - Approved: October 6, 2014
  - OPA#103 - Approved: June 1, 2015
  - OPA#104 - Approved: June 24, 2015
  - OPA#107 - Approved: August 15, 2016
  - OPA#109 - Approved: February 6, 2017
  - OPA#110 - Approved: August 22, 2016
  - OPA#119 - Approved: October 15, 2018
  - OPA#123 - Approved: January 21, 2020
  - OPA#131 - Approved: August 4, 2020
  - OPA#133 - Approved: November 9, 2020



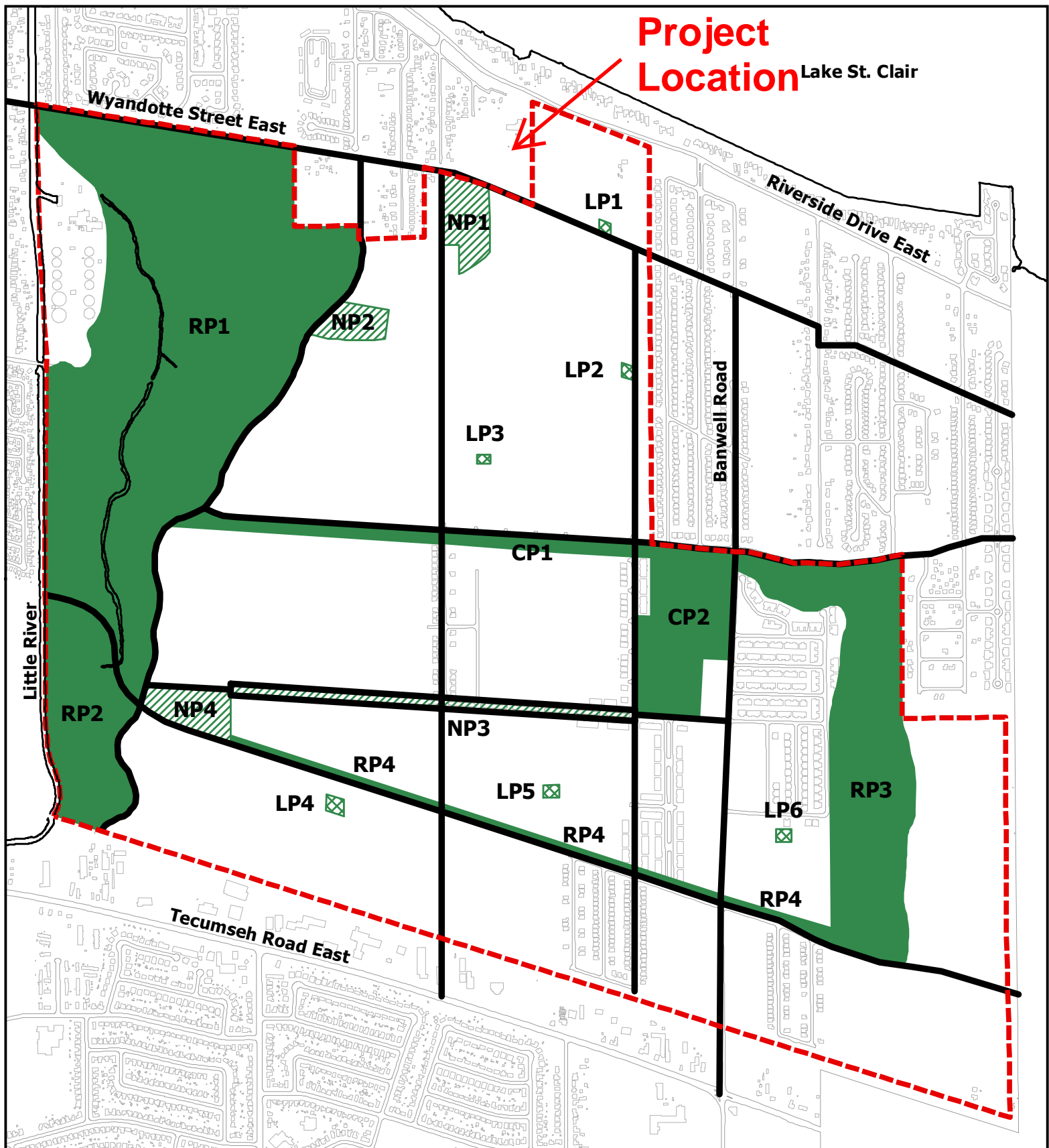
# EAST RIVERSIDE PLANNING AREA

## SCHEDULE ER1-2 : LAND USE PLAN

0 150 300 600  
Meters



<span style="background-color: yellow; border: 1px solid black; padding: 2px;"> </span> Residential Neighbourhood	<span style="background-color: orange; border: 1px solid black; padding: 2px;">M</span> Banwell Road Mixed Use Corridor	<span style="background-color: lightgray; border: 1px solid black; padding: 2px;"> </span> School Site
<span style="background-color: lightgreen; border: 1px solid black; padding: 2px;">A</span> Core Residential Area A	<span style="background-color: red; border: 1px solid black; padding: 2px;">BP</span> Business Park	<span style="background-color: darkgreen; border: 1px solid black; padding: 2px;"> </span> Open Space
<span style="background-color: mediumgreen; border: 1px solid black; padding: 2px;">B</span> Core Residential Area B	<span style="background-color: pink; border: 1px solid black; padding: 2px;"> </span> Institutional	<span style="border: 2px dashed red; padding: 2px;"> </span> Boundary of Planning Area



# EAST RIVERSIDE PLANNING AREA

## SCHEDULE ER1-3 : GREENWAY SYSTEM PLAN

0 150 300 600 Meters

- RP** Regional Park
- CP** Community Park
- NP** Neighbourhood Park
- LP** Local Park
- Boundary of Planning Area**

---

Attachment B

Figures

---








**LANKOR HORIZONS  
DEVELOPMENT INC.**  
10835 RIVERSIDE DRIVE EAST

INFORMATION GATHERING FORM

**PROJECT LOCATION**  
FIGURE 1.0

-  PROJECT LOCATION  
(± 1.66 ha)
-  STUDY AREA (50m BUFFER)
-  MNRF - WOODLAND

MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL  
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE  
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

SCALE : N.T.S.



SOURCE: COUNTY OF ESSEX  
AERIAL PHOTOGRAPHY (2021)

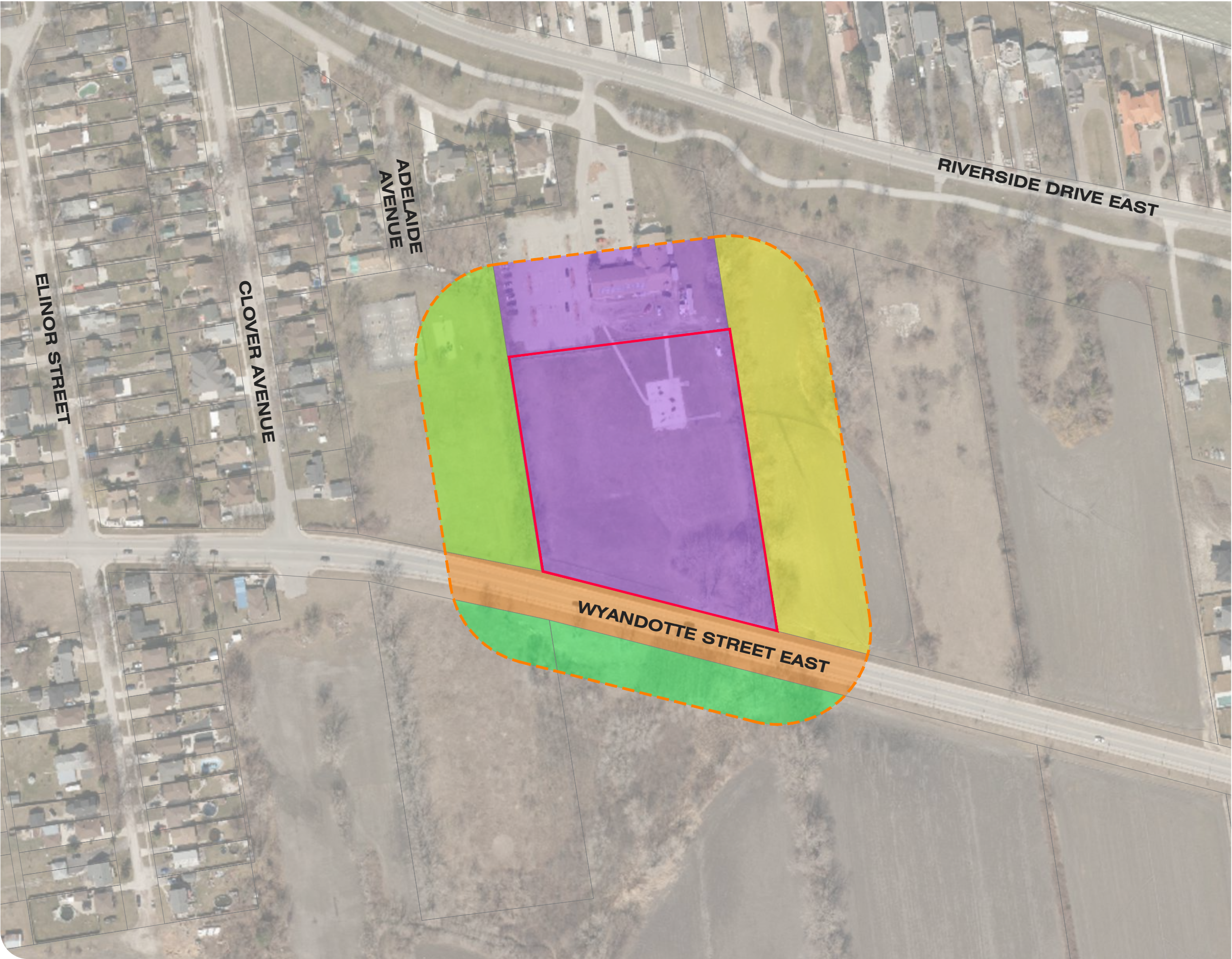
CREATED BY: ESB  
CHECKED BY: AS  
DESIGNED BY: ESB

File Location:  
c:\pw working directory\projects 2021\32esb\dms32529\21-2104 riverside  
sportsman igf.dwg  
April, 01, 2022 3:08 PM



PROJECT: 21-2104  
STATUS: FINAL  
DATE: 03/22/2020












**LANKOR HORIZONS  
DEVELOPMENT INC.**  
10835 RIVERSIDE DRIVE EAST

INFORMATION GATHERING FORM

**ECOLOGICAL LAND CLASSIFICATION**  
FIGURE 2.0

-  PROJECT LOCATION  
(± 1.66 ha)
-  STUDY AREA (50m BUFFER)

**Ecological Land Classification (ELC)**

-  CVC: Commercial and Institutional  
(1.66 ha Within Project Location)
-  CGL: Green Lands  
(0.00 ha Within Project Location)
-  MEF: Forb Meadow  
(0.00 ha Within Project Location)
-  CVI: Transportation  
(0.00 ha Within Project Location)
-  OAGM1: Annual Row Crops  
(0.00 ha Within Project Location)

MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL  
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE  
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

SCALE : 1:2000



SOURCE: COUNTY OF ESSEX  
AERIAL PHOTOGRAPHY (2021)

CREATED BY: ESB  
CHECKED BY: AS  
DESIGNED BY: ESB

File Location:  
c:\pw working directory\projects 2021\32esb\dms32529\21-2104 riverside  
sportsman igf.dwg  
April, 01, 2022 3:08 PM



PROJECT: 21-2104  
STATUS: FINAL  
DATE: 04/01/2020








**LANKOR HORIZONS  
DEVELOPMENT INC.**  
10835 RIVERSIDE DRIVE EAST

INFORMATION GATHERING FORM

**VEGETATION REMOVAL**  
FIGURE 3.0

-  PROJECT LOCATION  
(± 1.66 ha)
-  STUDY AREA (50m BUFFER)
-  VEGETATION REMOVAL  
(0.22 ha )

MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL  
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE  
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

SCALE : 1:2000



SOURCE: COUNTY OF ESSEX  
AERIAL PHOTOGRAPHY (2021)

CREATED BY: ESB  
CHECKED BY: AS  
DESIGNED BY: ESB

File Location:  
c:\pw working directory\projects 2021\32esb\dms32529\21-2104 riverside  
sportsman igf.dwg  
April, 01, 2022 3:08 PM



PROJECT: 21-2104  
STATUS: FINAL  
DATE: 04/01/2020



---

Attachment C

Site Photographs

---

**Photograph 1**

March 10, 2022

Looking north from the north-western corner of the Project Location.

Note: Commercial and Institutional (CVC) with some scattered trees.



**Photograph 2**

March 10, 2022

Looking north-east from the north-western corner of the Project Location.

Note: Commercial and Institutional (CVC). Existing Riverside Sportsman's Club building and parking area.





**Photograph 3**

March 10, 2022

Looking south from the north-western corner of the Project Location, looking into the proposed development area.

Note: Commercial and Institutional (CVC) with some trees.



**Photograph 4**

March 10, 2022

Looking south-east from the north-western corner of the Project Location, looking into the proposed development area.

Note: Commercial and Institutional (CVC) with some trees in the background.





**Photograph 5**

March 10, 2022

Looking west from the north-western corner of the Project Location, facing the neighbouring property to the west.

Note: Facing the neighbouring property to the west (CGL – Greenlands)



**Photograph 6**

March 10, 2022

Looking east from the south-eastern corner of the Project Location.

Note: Commercial and Institutional (CVC) in the foreground with some scattered trees. Annual Row Crops (OAGM1) in the background.





**Photograph 7**

March 10, 2022

Looking north from the south-eastern corner of the Project Location.

Note: Commercial and Institutional (CVC).



**Photograph 8**

March 10, 2022

Looking south from the south-eastern corner of the Project Location.

Note: Commercial and Institutional (CVC) in the foreground, Forb Meadow (MEF) in the background across Wyandotte Street East. See Attachment B, Figure 3 for vegetation removal polygon.





**Photograph 9**

March 10, 2022

Looking south-west from the south-eastern corner of the Project Location.

Note: Commercial and Institutional (CVC) in the foreground with Forb Meadow (MEF) in the background.



**Photograph 10**

March 10, 2022

Looking south from the north-eastern corner of the Project Location.

Note: Commercial and Institutional (CVC) with hedgerow.



**Photograph 11**

March 10, 2022

Looking south-west  
from the north-  
eastern corner of  
the Project  
Location.

Note: Commercial  
and Institutional  
(CVC).





---

## Attachment D

### Tables

---

**Table 1: Species Observed during Field Surveys and Incidentally in 2022**

Scientific Name	Common Name	SARA <sup>1</sup>	ESA <sup>2</sup>	SRank <sup>3</sup>
<b>VEGETATION</b>				
<i>Picea pungens</i>	Blue Spruce	---	---	SNA
<i>Phragmites australis</i> ssp. <i>australis</i>	European Common Reed	---	---	SNA
<i>Poa</i> sp.	Bluegrass species	---	---	---
<i>Typha latifolia</i>	Broad-leaved Cattail	---	---	S5
<i>Pastinaca sativa</i>	Wild Parsnip	---	---	SNA
<i>Solidago altissima</i> ssp. <i>altissima</i>	Eastern Late Goldenrod	---	---	S5
<i>Symphyotrichum novae-angliae</i>	New England Aster	---	---	S5
<i>Glechoma hederacea</i>	Ground Ivy	---	---	SNA
<i>Tilia cordata</i>	Little-leaf Linden	---	---	SNA
<i>Plantago lanceolata</i>	English Plantain	---	---	SNA
<i>Populus deltoides</i> ssp. <i>deltoides</i>	Eastern Cottonwood	---	---	S5
<i>Acer negundo</i>	Manitoba Maple	---	---	S5
<i>Acer x freemanii</i>	Freeman's Maple	---	---	SNA
<i>Morus alba</i>	White Mulberry	---	---	SNA
<b>BIRDS</b>				
<i>Branta canadensis</i>	Canada Goose	---	---	S5
<i>Scolopax minor</i>	American Woodcock	---	---	S4B
<i>Larus delawarensis</i>	Ring-billed Gull	---	---	S5B,S4N
<i>Picoides pubescens</i>	Downy Woodpecker	---	---	S5
<i>Turdus migratorius</i>	American Robin	---	---	S5B
<i>Sturnus vulgaris</i>	European Starling	---	---	SNA
<i>Junco hyemalis</i>	Dark-eyed Junco	---	---	S5B
<i>Cardinalis</i>	Northern Cardinal	---	---	S5
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	---	---	S4
<i>Passer domesticus</i>	House Sparrow	---	---	SNA
<b>MAMMALS</b>				
<i>Sciurus carolinensis</i>	Eastern Gray Squirrel	---	---	S5

<sup>1</sup>Federal Species at Risk Act (SARA) Registry Status; <sup>2</sup>Ontario ESA SAR List Status; <sup>3</sup>SRank is an indicator of commonness in the Province of Ontario. A scale between 1 and 5: S5 = widespread and secure, S4 = common and apparently secure, S3 = rare to uncommon and vulnerable, S2 = very rare and imperiled, S1 = extremely rare and critically imperiled, SH = possibly extirpated (historical), SNR = unranked, SNA = not applicable, SX = extirpated, SU or ? = uncertain due to insufficient information, B = breeding, N = non-breeding, M = migrant; --- denotes no information or not applicable.

Table 2: Overview of Field Surveys

Targeted Species	Start/End Dates, Times, and Weather for Field Surveys	Detailed Description of Field Survey Protocols and Methods	Search Effort (e.g. number of searches, search time, transects/area, number of surveyors, number of survey stations)
Butler’s Gartersnake and Eastern Foxsnake	<u>March 10, 2022</u> ; 10:40-11:40, Temperature: 2 degrees Celsius, Precipitation: no precipitation, Wind: 1 southwest, Cloud: 20%	A SAR Assessment was conducted to survey for suitable habitat for Eastern Foxsnake and Butler’s Gartersnake. ELC was conducted within and adjacent to the Project Location to identify potential SAR snake habitat, as well as potential hibernacula within and/or adjacent to the Project Location. ELC was conducted within the Project Location to identify potential SAR snake habitat, as well as potential hibernacula within and/or adjacent to the Project Location.	A SAR Assessment occurred during one day in 2022 by one Dillon biologist experienced in snake identification and handling.
Eastern Small-footed Myotis, Little Brown Myotis, Northern Myotis, and Tri-colored Bat	<u>March 10, 2022</u> ; 10:40-11:40, Temperature: 2 degrees Celsius, Precipitation: no precipitation, Wind: 1 southwest, Cloud: 20%	A cavity/snag survey and bat habitat assessment was conducted within the Project Location to determine if suitable habitat for SAR bats exists.	One Dillon biologist conducted the SAR Assessment for bats and/or bat habitat within and adjacent to the Project Location.
Butternut	<u>March 10, 2022</u> ; 10:40-11:40, Temperature: 2 degrees Celsius, Precipitation: no precipitation, Wind: 1 southwest, Cloud: 20%	One late winter vegetation survey was conducted to capture potential SAR plant species known to occur in Essex County. Vegetation surveys were conducted in tandem with the ELC using wandering transects to determine species presence, richness, and abundance of floral species within the Project Location.	One Dillon biologist conducted one vegetation survey for Butternut within and adjacent to the Project Location. Late winter field identification was conducted by an experienced terrestrial Biologist.

Table 3: Indication of Species at Risk and Habitat Found at or Near the Activity Location

Species Name	Species Status in Ontario	Presence/Absence of Species/Habitat at/near the Proposed Activity Location	Number of Individuals Observed and how (e.g. visual sighting, auditory observation, etc.)	Detailed Ecological Description of the Landscape	Description of Habitat Features on Site	How and When the Species is (or may be) Using the Habitat to Carry out its Life Processes	Other Available Information
Butler’s Gartersnake	Endangered	During the field surveys, no individuals were observed at or near the Project Location. Suitable habitat for this species is not found within the Project Location. Adjacent lands are characterized by marginal, fragmented, and limited habitat as a result of dominant agricultural and residential land uses.	No individuals were observed during the 2022 survey.	The vegetation communities for the Project Location (as shown within <b>Attachment B</b> ) are described as:  CVC – Commercial and Institutional (1.66 ha within the Project Location)	Suitable habitat for the species was not observed. No potential hibernacula (i.e. animal burrows, crevasses, or cracks) were observed within or adjacent to the Project Location. Therefore, no potential hibernacula or overwintering sites were observed.	There is no evidence that this species was using the area as habitat. No suitable, potential hibernacula (i.e. animal burrows, crevasses, or cracks) were observed within or adjacent to the Project Location. Therefore, no potential hibernacula or overwintering sites were observed. There is no other evidence of this species using the area to carry out its life processes.	With the implementation of best management practices and appropriate mitigation measures, the proposed development is not anticipated to impact this species in the area.  The Project Location is also comprised of regularly-maintained grass with a former shooting range.
Eastern Foxsnake	Endangered	During the field surveys, no individuals were observed at or near the Project Location. Suitable habitat for this species is not found within the Project Location. Adjacent lands are characterized by marginal, fragmented, and limited habitat as a result of dominant agricultural and residential land uses.	No individuals were observed during the 2022 survey.		Suitable habitat for the species was not observed. No potential hibernacula (i.e. animal burrows, crevasses, or cracks) were observed within or adjacent to the Project Location. Therefore, no potential hibernacula or overwintering sites were observed.	There is no evidence that this species was using the area as habitat. No suitable, potential hibernacula (i.e. animal burrows, crevasses, or cracks) were observed within or adjacent to the Project Location. Therefore, no potential hibernacula or overwintering sites were observed. There is no other evidence of this species using the area to carry out its life processes.	With the implementation of best management practices and appropriate mitigation measures, the proposed development is not anticipated to impact this species in the area.  The Project Location is also comprised of regularly-maintained grass with a former shooting range.
SAR bat species (Eastern Small-footed Myotis, Little Brown Myotis, Northern Myotis, and Tri-colored Bat)	Endangered	No individuals observed at or near the Project Location, but have the potential to occur within the general area. Suitable habitat for this species is not found within or outside of the Project Location due to marginal, fragmented, and limited habitat as a result of dominant agricultural and residential land uses.	No individuals were observed during the 2022 survey.		Suitable habitat for these species was not observed.	There is no evidence that these species were using the area as habitat. There is no other evidence of these species using the area to carry out their life processes. These species and their habitat is considered absent from the Project Location.	With the implementation of best management practices and appropriate mitigation measures, the proposed development is not anticipated to impact this species in the area.  The Project Location is also comprised of regularly-maintained grass with a former shooting range.
Butternut	Endangered	During the field surveys, no stems were observed at or near the Project Location. Suitable habitat for this species is not found within or outside of the Project Location.	No stems were observed during the 2022 survey.		Suitable habitat for the species was not observed.	This species was not observed within and/or adjacent to the Project Location. This species and its habitat is considered absent from the Project Location.	With the implementation of best management practices and appropriate mitigation measures, the proposed development is not anticipated to impact this species in the area.  The Project Location is also comprised of regularly-maintained grass with a former shooting range.