INSIGHT ENVIRONMENTAL SOLUTIONS INC.

Environmental Evaluation Report

670 & 690 North Talbot Road, Windsor



Prepared For:

Seiko Homes

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Date:

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1.0 INTRODUCTION

Insight Environmental Solutions Inc., (IES) was retained by Seiko Homes to undertake an Environmental Evaluation Report for the proposed residential development at the properties identified as 670 and 690 North Talbot Road, Windsor, Ontario (hereafter described as the 'Subject Properties').

This report is designed to satisfy the requirements under 5.3.2 Greenway System Policies of the City of Windsor Official Plan. The property is adjacent to Woodland as defined by the Provincial Planning Statement (2024). The property is outside of the regulated area under Ontario Regulation 41/24 administered by the Essex Region Conservation Authority (ERCA).

The purpose of this report is to identify natural heritage features and functions on or adjacent to the Subject Property, assess impacts of the proposed development, and recommend mitigation measures to ensure that the significant natural features are not adversely affected by the proposed development. This report will demonstrate that the proposed development complies with most applicable environmental legislation, policies, and regulations at the provincial, regional, and local levels.

1.1 STUDY AREA

The project is located at 670 and 690 North Talbot Road, Windsor, Ontario (Part Lot 12 Concession 5 Sandwich). The Subject Property is approximately 300m long (north - south) and 58m wide (east - west) with an area of approximately 1.76 hectares. The parcels at 670 and 690 North Talbot Road each support a single-family residential home with associated servicing. The northern half of these lots contains vacant land with scattered trees. **Figure 1** shows the property in a regional context.

1.2 DEVELOPMENT PROPOSAL

The project proposes to construct a total of 66 residential units, consisting of 63 townhouse units and three detached single-family dwellings, on the properties identified as 670 and 690 North Talbot Road (total site area of 17,634.34 m² or 1.763 ha). The townhouse units will be located within two townhouse lots (Lot 1 and Lot 2) separated by the proposed extension of Silverdale Drive, while the three detached dwellings will be located on individual lots (S-1, S-2 and S-3) fronting North Talbot Road. These units will consist of:

- Four 5-unit Townhouses (Lot 1)
- Two 4-unit Townhouses (Lot 1)
- Five 6-unit Townhouses (Lot 2)
- One 5-unit Townhouse (Lot 2)
- Three Detached Single-Family Dwellings (Lots S-1, S-2 and S-3)

All dwellings will be two storeys in height. Each townhouse unit will be provided with an attached garage and driveway, and visitor parking will be provided on both townhouse lots. The townhouse lots will be accessed by private residential drives (fire routes) from North Talbot Road and the proposed Silverdale Drive extension, which will terminate in a temporary cul-de-sac. A 3.0 m storm sewer access easement is

also proposed. The Site Plan (Chintan Virani Architect Inc., Drawing SP-2, dated October 27, 2026) for the proposed development can be seen in **Figure 2.**



Key Plan

670 - 690 North Talbot Road, Windsor

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W E
S

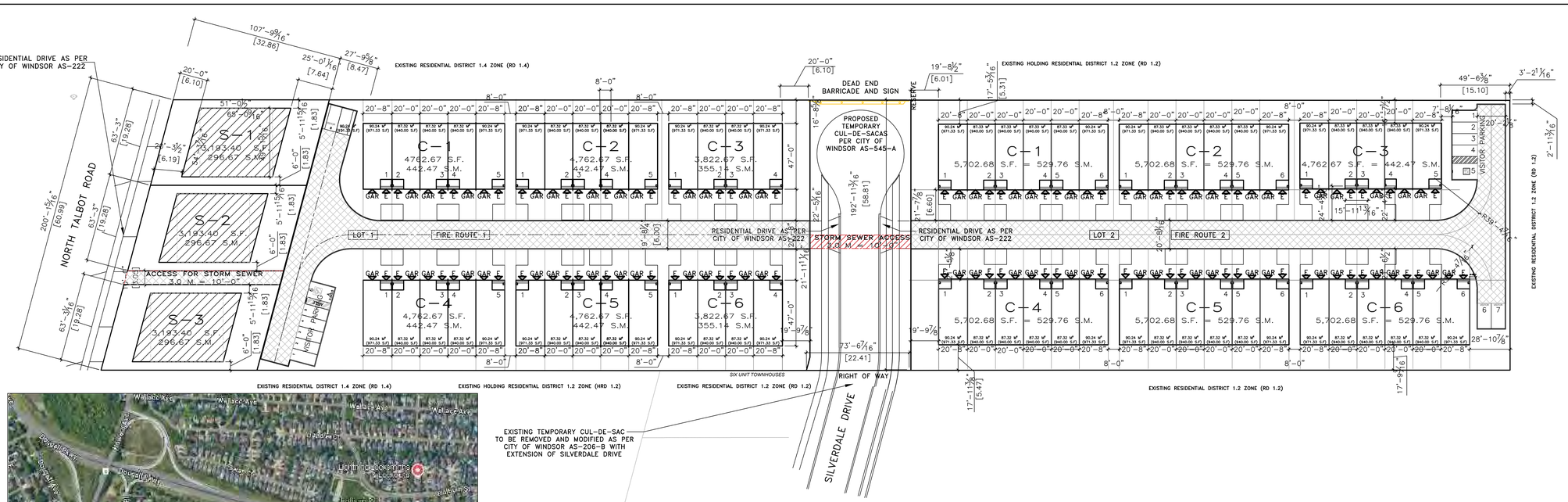
0.1 0 0.1 0.2 0.3 0.4 Kms

Legend

Legal Parcel

Figure No.: 1
Project No.: IES23-149
Scale: 1:10,000
Date: November 4, 2026
Creator: Nicole Wajmer

INSIGHT ENVIRONMENTAL SOLUTIONS INC.




Wallace Ave
Dougall Ave
Dougall Pl
Lightning Lookers Kidcuts
Halliam Pl
Dougall Gate
Kidsmaster movies
Bessette Pl
Walgreens
Rivard Ave
Rivard Pl
Dougall Plaza
Tecumseh Rd E
Tecumseh Rd
Lauzon Pkwy
Lauzon Rd
Lauzon Rd E
Lauzon Rd W
Lauzon Pl
Lauzon Plaza
Dougall Ave S
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2.0 METHODOLOGIES

2.1 BACKGROUND REVIEW

Background documents and supporting technical documents containing information relevant to the biophysical features of the Subject Property were gathered and reviewed. This included the following sources:

1. City of Windsor Official Plan (2023)
2. Provincial Planning Statement (2024)
3. Species Conservation Act (2025)
4. Ministry of Natural Resources and Forestry. Make A Map: Natural Heritage Areas. Interactive Map (2023)
5. Ministry of Natural Resources and Forestry Natural Heritage Reference Manual (2010)
6. Ministry of Agriculture, Food and Rural Affairs – AgMaps Interactive Map (2023)
7. Ontario Reptile and Amphibian Atlas (ORAA)
8. Ontario Breeding Bird Atlas (OBBA)
9. Ebird
10. Google Earth Imagery

2.2 PROTOCOL FOR VEGETATION COMMUNITY AND STRUCTURE ANALYSIS

Vegetation communities were mapped and described using the Ecological Land Classification (ELC) system for Southern Ontario (Lee et al., 1998). This involved delineating communities on an aerial photograph of the property and recording key information about the structure and composition of each community. Simultaneously, a plotless floral inventory was conducted, documenting all plant species observed, along with the height and cover of each vegetation layer and the dominant species within each layer.

2.3 FLORISTIC QUALITY ASSESSMENT

According to Swink and Wilhelm (1994), Floristic Quality Assessment (FQA) is a method for evaluating the floristic integrity of vegetation communities. FQA helps determine the ecological significance of a community and the extent of restoration it may require. It provides a reliable and repeatable approach for assessing the relative quality of vegetation based on native species composition. FQA is intended to complement other assessment methods rather than serve as a stand-alone evaluation of a site's natural quality.

2.3.1 Floristic Quality Index

Floristic Quality Assessment (FQA) was used to evaluate vegetation community quality based on plant species composition. The assessment applies a Coefficient of Conservatism (CC) and a Floristic Quality Index (FQI), calculated using a comprehensive inventory of vascular plant species recorded at the site (Swink and Wilhelm 1994; Wilhelm and Masters 1995).

Coefficients of conservatism range from 0 to 10 and represent the likelihood that a plant species occurs in habitats that remain relatively undisturbed from pre-European settlement conditions. Species with a CC of 0 are typically habitat generalists with little fidelity to natural communities, while species assigned a CC of 10 are highly conservative and are almost exclusively found in intact, high-quality natural habitats.

- The FQI is calculated by first determining the mean coefficient of conservatism (Mean CC), which is the sum of all CC values divided by the total number of plant taxa (n): Mean CC = ΣCC / n
- The Mean CC is then multiplied by the square root of the total number of taxa to calculate the FQI: FQI = Mean CC × √n

Using the square root of *n* accounts for differences in species richness, allowing FQI values to be compared across sites and vegetation communities of varying sizes and levels of diversity. In addition to FQI values, other factors such as relative species abundance, community size, and degree of anthropogenic disturbance were considered when evaluating vegetation significance.

Based on these criteria, vegetation communities were classified as follows:

- **Rare and Extremely Significant:** FQI > 50
- **High Significance:** FQI = 37–49
- **Moderate to High Significance:** FQI = 25–36
- **Moderate Significance:** FQI = 13–24
- **Low Significance:** FQI < 12

2.4 WETNESS INDEX

The Floristic Quality Assessment System for Southern Ontario (1995) is used to evaluate the ecological integrity of vegetation communities. A key metric in this system is the Wetness Index (W), which indicates whether a site is dominated by wetland or upland species.

The likelihood of a plant species occurring in wetlands is defined by the National Wetland Indicator Categories (Reed 1988; Wilhelm 1989, 1992). Species in the facultative categories receive a positive (+) or negative (–) sign to indicate a tendency toward wet or dry conditions (Reed 1988). Coefficients of Wetness (CW) are assigned to all categories, ranging from Obligate Wetland to Obligate Upland (Wilhelm 1989, 1992). A wetness index of zero or below indicates that wetland species predominate at the site. The definitions for the wetland index can be seen in **Table 1.**

To calculate a site's wetness index, the CW values of all recorded plant species are averaged: $W = \frac{\sum CW}{n}$

TABLE 1: NATIONAL WETLAND INDICATOR CATEGORIES

Wetland Category		Definition	Wetness Index	
OBL	Obligate Wetland	Occurs almost always in wetlands under natural conditions (estimated >99% probability)	OBL	-5

Wetland Category		Definition	Wetness Index	
FACW	Facultative Wetland	Usually occurs in wetlands, but occasionally found in non-wetlands (estimated 67 -99% probability)	FACW+	-4
			FACW	-3
			FACW-	-2
FAC	Facultative	Equally likely to occur in wetlands or non-wetlands (estimated 34-66% probability)	FAC+	-1
			FAC	0
			FAC-	1
FACU	Facultative Upland	Occasionally occurs in wetlands, but usually occurs in non-wetlands (estimated 1-33% probability)	FACU+	2
			FACU	3
			FACU-	4
UPL	Upland	Occurs almost never in wetlands under natural conditions (estimated <1% probability)	UPL	5

2.4.1 Habitat Quality

Habitat quality was determined by evaluating the level of human disturbances (i.e. mowing, dumping, construction, tracks and trails, noise, etc.), the abundance of native species, floristic quality index value, and flora and fauna diversity.

2.5 Wildlife and Wildlife Habitat

Wildlife surveys and habitat assessments were completed throughout the study area. Survey methods were selected based on consultation with regulatory agencies, review of existing data, and preliminary photo interpretation of ecological communities.

2.5.1 Incidental Wildlife Surveys

Observations included direct sightings, vocalizations, tracks, dens, browse, and scat. Random searches of natural cover objects (e.g., logs, rocks, branches) were conducted to detect reptiles and amphibians. Aquatic features were scanned with binoculars to identify basking turtles. Surveys also focused on identifying Species at Risk (SAR) and associated habitat features such as vernal pools, dens, burrows, snake thermoregulation areas, tree cavities, and basking sites.

2.5.2 Visual Area Surveys for Reptiles

Visual Encounter Surveys for reptiles were conducted throughout the property in accordance with the Survey Protocol for Ontario's Species at Risk (SAR) Reptiles. Transects were used to search the property for SAR snakes and binoculars were used to scan habitat features. Cover objects were opportunistically lifted or turned over in search of individuals underneath the object when on site. The existing houses were evaluated for their potential to provide suitable hibernaculum habitat to snakes including a search for cracks in the foundation and cold cellars present below the frost lines.

2.6 Species At Risk Survey (SAR) Methods

Field surveys were conducted across the study area to evaluate the presence, distribution, and abundance of Species at Risk (SAR) and to document associated habitats and habitat features. Surveys focused on areas and features with a high likelihood of supporting SAR, and, where available, species-specific protocols were followed to determine the presence of individuals or suitable habitat. For each SAR observation, data were recorded on species, habitat type, UTM coordinates, and relative abundance. Locations were captured using handheld GPS units, then imported into a GIS and mapped on ortho-rectified aerial imagery to support spatial analysis and inform management considerations, ensuring compliance with the Species Conservation Act, 2025.

2.6.1 Leaf-On SAR Bat Maternity Roost Surveys

Surveys for Species at Risk (SAR) bat maternity roosts were conducted following the 2022 Protocol for Surveying Maternity Roosts in Treed Habitats (MECP 2022). The objective was to identify potential breeding habitats for endangered bats on the Subject Property, including Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), Eastern Small-footed Myotis (*Myotis leibii*), Tri-coloured Bat (*Perimyotis subflavus*), Silver-haired Bat (*Lasionycteris noctivagans*), Hoary Bat (*Lasiurus cinereus*), and Eastern Red Bat (*Lasiurus borealis*).

2.6.1.1 Phase 1: Identification of Potential Maternity Roost Habitat

An initial review of the Ecological Land Classification (ELC) communities was conducted to identify potential SAR bat habitat. While typical suitable habitats include deciduous forests (FOD), mixed-wood forests (FOM), coniferous forests (FOC), and swamps (SWD, SWM, SWC), the survey was expanded to include all standing trees with features potentially suitable for roosting, regardless of the surrounding community type.

2.6.1.2 Phase 2: Detailed Mapping of Trees / Snags

During leaf-off conditions, potential roost trees and snags were systematically surveyed for features such as cracks, crevices, cavities, hollows, loose bark, and suitable foliage in accordance with MECP guidelines (2022a, 2022b). A handheld GPS was used to record all candidate roost trees. Each tree was evaluated for:

- Tree species
- Diameter-at-Breast Height (DBH)
- Decay class (according to Watt and Caceres, 1999)
- Number, type, and approximate height of potential roosting features (cavities, crevices, sloughing bark)
- Presence of suitable foliage roosts for the Tri-coloured Bat

Candidate roost trees were defined as any live or dead standing tree with features that could support bats, including cracks, crevices, hollows, cavities, or exfoliating bark (MECP, 2022). Surveys were conducted on dry days, avoiding periods immediately following snowfall. Trees were prioritized based on:

- Tallest candidate roost tree
- Presence of cavities or crevices, often originating from cracks, scars, knot holes, or woodpecker cavities
- Largest DBH (>25 cm)
- Highest density of candidate roost trees (e.g., clusters)
- Significant amounts of loose, peeling bark
- High cavities or crevices (above 8 m)
- Tree species known for good cavity habitat (e.g., white pine, maple, aspen, ash, oak)
- Open canopy (assessed by the percentage of ground covered by the outermost perimeter of the tree foliage)
- Early stages of decay (Decay Class 1-3, as per Watt and Caceres, 1999)

Snag density calculations were then performed on the area that was assessed as potential maternity roost habitat in Phase 1. As per MNRF (2017), an area with more than 10 snags per hectare is high quality potential SAR bat maternity roost habitat. The following formula was used to calculate snag density:

$$Snag\ Density = \frac{Number\ of\ Snags}{Total\ Area\ of\ Ecosite\ (ha)}$$

3.0 EXISTING CONDITIONS

3.1 FIELD SURVEY DATES AND WEATHER CONDITIONS

Details on the local temperatures and weather conditions at the Subject Property during field investigations can be seen in **Table 2**.

TABLE 2: SURVEY FIELD DATES AND WEATHER CONDITIONS

Date	Type of Surveys	Temperature (°C)	Cloud Cover (%)	Beaufort Wind Scale[1]	Precipitation Code[2]	Surveyor Names
August 10, 2023	Ecological Land Classification, vegetation inventory, Visual Area Search for Reptiles, SAR Bat Maternity Roost Survey, and Incidental Wildlife Survey.	20	0	1	0	Nicole Wajmer and Jennifer Neill
January 16, 2023	House inspection of habitat features for Eastern Foxsnake and SAR bats.	-10	0	3	0	Nicole Wajmer

[1]Beaufort Wind Scale: 0 (Calm); 1 (Light Air); 2 (Light Breeze); 3 (Gentle Breeze); 4 (Moderate Breeze); 5 (Fresh Breeze); 6 (Strong Breeze).
[2]Precipitation Codes: 0 (Clear); 1 (Fog); 2 (Light Drizzle); 3 (Light Rain); 4 (Moderate Rain); 5 (Heavy Rain); 6 (Thunder or Lighting).

3.2 NATURAL HERITAGE FEATURES

The Ministry of Natural Resources and Forestry (MNRF) recommends that natural heritage features within 120m of a proposed development and/or site alteration be examined for potential impacts (Natural Heritage Reference Manual, 2010).

According to the Ministry of Natural Resources and Forestry Make-A-Map: Natural Heritage Areas online tool the Subject Property and adjacent lands within 120m do not contain any natural heritage features (**Figure 3**).

3.3 PHYSIOGRAPHY AND SOILS

According to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) on-line interactive 'Ag Maps' Application the property is within a "Built Up Area" and the mapping application does not provide any soil data.

3.4 HYDROLOGY

The OMAFRA on-line interactive map application states that the Subject Properties and adjacent lands within 120m do not contain any agricultural drains. The Subject Property is outside of the Regulated Area of Essex Region Conservation Authority under Ontario Regulation 41/24 and should not require a permit for development (ERCA; **Figure 4**).

3.5 TOPOGRAPHY

The topography associated with the legal parcel is Tableland. According to Lee et al. (1998): Tableland is a "*Site on a more or less level plain, not associated with any marked topographic feature.*"

Ontario

Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

Figure 3 - Natural Heritage Features

Map created:11/4/2026



Notes:

Enter map notes

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 rÃ©gionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance rÃ©gionale
- Evaluated Wetland
- Provincially Significant/considÃ©rÃ©e d'importance provinciale
- Non-Provincially Significant/non considÃ©rÃ©e d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System

0.2 0 0.08 0.2 Kilometres

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

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Figure 4 - ERCA Regulated Area



Essex Region Conservation Authority

Public Interactive Mapping

Legend

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

Location

ERCA Geomatics

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Notes

0 83.70 167.4

Meters

1: 3,766

10/30/2023

3.6 FLORA AND VEGETATION COMMUNITIES

3.6.1 Ecological Land Classification Vegetation Communities

The Subject Properties contain one anthropogenic area and one natural vegetation community, while two additional natural vegetation communities occur on the adjacent lands to the north and west. These areas are described briefly below (**Figure 5**).

The Manicured Lawn with Planted Trees occupies the front and back yards of 670 and 690 North Talbot Road. Both lots contain, a residential home, a driveway, and mown lawn with planted trees and gardens however, 670 North Talbot Road also has a separate garage in the backyard. **Photo 1** shows an example of the anthropogenic area.

The Dry - Fresh Mixed Meadow Ecosite (MEMM3) is located to the north of 670 and 690 North Talbot Road and extends to the northern boundary of the Subject Property. A total of 48 species were observed in this community, 23 (48%) native species exist, while 25 (52%) are classified as non-native. The mean Coefficient of Wetness (CW) for this community is 1.46. This number indicates that there is a predominance of upland species present. The mean Coefficient of Conservatism (CC) for this community is 1.11. This number indicates the floristic quality is not sufficient to identify a community of remnant natural quality. The Floristic Quality Index (FQI) for this community is 7.58 indicating low significance from a natural quality perspective. Disturbance history includes light browse, dumping, cutting, invasive species dominance, and noise/recreation from adjacent roads and residential development. **Photo 2** shows an example of site conditions as they were during field investigations.

The Dry - Fresh Basswood Deciduous Forest Type FODM4-9 occupies the adjacent lands to the north of the Subject Property. This community abuts the northern boundary of the MEMM3 and FOD to the west. A total of 21 species were observed in this community, 16 (76%) native species exist, while five (24%) are classified as non-native. The mean CW for this community is 1.33. This number indicates that there is a slight predominance of upland species present. The mean CC for this community is 2.10. This number indicates the floristic quality is not sufficient to identify a community of remnant natural quality. The FQI for this community is 9.60 indicating low significance from a natural quality perspective. Disturbance history includes light browse, dumping, localized gaps in the canopy, invasive species dominance in the shrub layer and noise/recreation from adjacent roads and residential development. **Photo 3** shows an example of site conditions as they were during field investigations.

The Deciduous Forest (FOD) abuts the western boundary of the MEMM3 and the southern boundary of the FODM4-9. The FOD extends across several private properties to the west. As the FOD is located on private property it was not surveyed, nor was a dripline staked. A high-level ELC community class was assigned for descriptive purposes only and is based on air photo interpretation and an inventory of tree species visible along its eastern margins. As such the CW, CC or FQI can not be accurately calculated. **Photo 4** shows an example of site conditions as they were during field investigations.

All vegetation communities within the Subject Property are considered widespread and common in Ontario and are secure globally. **Table 3** describes the structure and dominance within each vegetation community.



Photo 1: Anthropogenic Area, 670 North Talbot Road, looking north.



Photo 2: Dry - Fresh Mixed Meadow Ecosite MEMM3, looking south.



Photo 3: Dry - Fresh Basswood Deciduous Forest Type FODM4-9, looking southeast.



Photo 4: FOD (on private property) that abuts the MEMM3 and FODM4-9, looking west.

TABLE 3: SUMMARY OF ECOLOGICAL LAND CLASSIFICATION

Abbreviation	Vegetation Type	Species Association	Comments
TERRESTRIAL SYSTEM			
NA	Manicured Lawn with Planted Trees	**Canopy:** Planted trees include Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Red Maple (*Acer rubrum*), Silver Maple (*Acer saccharinum*), Northern Catalpa (*Catalpa speciosa*), Black Walnut (*Juglans nigra*), Siberian Crabapple (*Malus baccata*), Norway Spruce (*Picea abies*), Blue Spruce (*Picea pungens*) and Eastern White Cedar (*Thuja occidentalis*). **Subcanopy:** NA **Understory:** White Mulberry (*Morus alba*), Japanese Knotweed (*Reynoutria japonica*), Multiflora Rose (*Rosa multiflora*), Corkscrew Willow (*Salix matsudana*) and Common Lilac (*Syringa vulgaris*). **Groundcover:** Cool season grass sp. (manicured lawn).	• Planted trees, shrubs and gardens that occupy the front and back yards of 670 & 690 North Talbot Road.
MEMM3	Dry - Fresh Mixed Meadow Ecosite	**Groundcover:** The groundcover is dominated by Common Ragweed (*Ambrosia artemisiifolia*), Smooth Brome (*Bromus inermis*), Canada Thistle (*Cirsium arvense*), Black Medick (*Medicago lupulina*), Thicket Creeper (*Parthenocissus vitacea*), Common Plantain (*Plantago major*), Eastern Cottonwood (*Populus deltoides*), Field Sow-thistle (*Sonchus arvensis*), Riverbank Grape (*Vitis riparia*) and cool season grass sp. Occasional species include Velvetleaf (*Abutilon theophrasti*), Great Ragweed (*Ambrosia trifida*), Wild Carrot (*Daucus carota*), Hairy Crabgrass (*Digitaria sanguinalis*), Common Teasel (*Dipsacus fullonum*), Common Dog Mustard (*Erucastrum gallicum*), Canada Goldenrod (*Solidago canadensis*), Common Dandelion (*Taraxacum officinale*), White Clover (*Trifolium repens*). Pale Smartweed (*Persicaria lapathifolia*), Spotted Lady's-thumb (*Persicaria maculosa*) and Pennsylvania Smartweed (*Persicaria pensylvanica*).	• Tree and shrub cover < 25%; open herbaceous community. • Cover varies from scattered and patchy to continuous. • Area with a cultural legacy, dominated by invasive plant species. • Several tree stumps and wood debris present in community. • Small area at the northern end of the community contains sporadic facultative wetland species, including Carex species with no inflorescence (too late in the season to identify).
FODM4-9	Dry - Fresh Basswood Deciduous Forest Type	**Canopy:** The canopy is entirely dominated by Basswood (*Tilia americana*). Rare occurrences include Little-leaved Linden (*Tilia cordata*), Black Walnut and Eastern Cottonwood. **Subcanopy:** The subcanopy contains abundant European Buckthorn (*Rhamnus cathartica*) and occasional Manitoba Maple. **Understory:** The understory is dominated by European Buckthorn. Occasional Silver Maple occurs on the community margins.	• Tree cover > 60% • Deciduous tree species > 75% of canopy cover. • Tree species associations that are either relatively uncommon or a result of disturbance or management. • Sugar Maple absent.

TABLE 3: SUMMARY OF ECOLOGICAL LAND CLASSIFICATION

Abbreviation	Vegetation Type	Species Association	Comments
		Groundcover: The groundcover is dominated by Broad-leaved Enchanter's Nightshade (*Circaea canadensis*) and European Buckthorn with abundant Thicket Creeper, Riverbank Grape, and Yellow Avens (*Geum aleppicum*).	• Small strip of forest that is part of a larger unclassified community to the south. • Community type could change if connected feature was classified.
FOD	Deciduous Forest	**Canopy:** Canopy along the community margins contains, Black Walnut, Scotch Pine (*Pinus sylvestris*), Silver Maple, Red Oak (*Quercus rubra*), Basswood, and Eastern Cottonwood. **Subcanopy:** NA **Understory:** Understory on the community margins contains White Spruce (*Picea glauca*), Black Walnut, European Buckthorn and White Mulberry. **Groundcover:** the groundcover along the community margins contains Canada Goldenrod, European Buckthorn, Wild Carrot, Thicket Creeper, Canada Thistle and Field Sow-thistle.	• FOD exists on private properties. • Species inventory was only conducted along the eastern margins of the FOD community that abut the MEMM3 and FODM4-9.

3.6.2 Flora

A total of 77 vascular plant taxa were recorded within the study area (**Table 4**). Of the 77 species identified to a species level, 36 species (47%) are considered native to Ontario while 41 species (53%) are classified as non-native. No SAR, provincially significant or regionally rare plant species were encountered during field investigations.

TABLE 4: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status			
		CW	SARA (SCH. 1) STATUS[1]	SCA STATUS[2]	SRANK[3]
Abutilon theophrasti	Velvetleaf	3			SE5
Acer negundo	Manitoba Maple	0			S5
Acer platanoides	Norway Maple	5			SE5
Acer rubrum	Red Maple	0			S5

TABLE 4: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status			
		CW	SARA (SCH. 1) STATUS[1]	SCA STATUS[2]	SRANK[3]
Acer saccharinum	Silver Maple	-3			S5
Ailanthus altissima	Tree-of-heaven	5			SE5
Ambrosia artemisiifolia	Common Ragweed	3			S5
Ambrosia trifida	Great Ragweed	0			S5
Asclepias incarnata	Swamp Milkweed	-5			S5
Asclepias syriaca	Common Milkweed	5			S5
Bidens frondosa	Devil's Beggarticks	-3			S5
Bidens vulgata	Tall Beggarticks	0			S5
Bromus inermis	Smooth Brome	5			SE5
Catalpa speciosa	Northern Catalpa	3			SE1
Cichorium intybus	Wild Chicory	3			SE5
Circaea canadensis	Broad-leaved Enchanter's Nightshade	3			S5
Cirsium arvense	Canada Thistle	3			SE5
Dactylis glomerata	Orchard Grass	3			SE5
Daucus carota	Wild Carrot	5			SE5
Digitaria sanguinalis	Hairy Crabgrass	3			SE5
Dipsacus fullonum	Common Teasel	3			SE5
Echinochloa crus-galli	Large Barnyard Grass	-3			SE5
Erigeron annuus	Annual Fleabane	3			S5
Erigeron philadelphicus	Philadelphia Fleabane	-3			S5
Erucastrum gallicum	Common Dog Mustard	5			SE5
Fragaria virginiana	Wild Strawberry	3			S5
Fraxinus americana	White Ash	3			S4
Fraxinus pennsylvanica	Red Ash	-3			S4
Geranium robertianum	Herb-Robert	3			S5
Geum aleppicum	Yellow Avens	0			S5
Geum urbanum	Wood Avens	5			SE3
Glyceria striata	Fowl Mannagrass	-5			S5
Hemerocallis fulva	Orange Daylily	5			SE5
Hibiscus trionum	Flower-of-an-hour	5			SE4
Hordeum jubatum	Foxtail Barley	0			S5?
Iris x germanica	(Iris pallida X Iris variegata)	5			SNA
Juglans nigra	Black Walnut	3			S4?

TABLE 4: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status			
		CW	SARA (SCH. 1) STATUS[1]	SCA STATUS[2]	SRANK[3]
Malus baccata	Siberian Crabapple	5			SE1
Medicago lupulina	Black Medick	3			SE5
Melilotus albus	White Sweet-clover	3			SE5
Morus alba	White Mulberry	0			SE5
Oxalis stricta	Upright Yellow Wood-sorrel	3			S5
Parthenocissus vitacea	Thicket Creeper	3			S5
Persicaria lapathifolia	Pale Smartweed	-3			S5
Persicaria maculosa	Spotted Lady's-thumb	-3			SE5
Persicaria pensylvanica	Pennsylvania Smartweed	-3			S5
Picea abies	Norway Spruce	5			SE3
Picea glauca	White Spruce	3			S5
Picea pungens	Blue Spruce	3			SE1
Pinus sylvestris	Scots Pine	3			SE5
Plantago lanceolata	English Plantain	3			SE5
Plantago major	Common Plantain	3			SE5
Populus deltoides	Eastern Cottonwood	0			S5
Populus tremuloides	Trembling Aspen	0			S5
Potentilla recta	Sulphur Cinquefoil	5			SE5
Prunella vulgaris	Common Self-heal	0			S5
Reynoutria japonica	Japanese Knotweed	3			SE5
Rhamnus cathartica	European Buckthorn	0			SE5
Rosa multiflora	Multiflora Rose	3			SE5
Salix matsudana	Corkscrew Willow	0			SE1
Scirpus microcarpus	Red-tinged Bulrush	-5			S5
Setaria faberi	Giant Foxtail	3			SE4
Setaria viridis	Green Foxtail	5			SE5
Silene vulgaris	Bladder Campion	5			SE5
Solidago canadensis	Canada Goldenrod	3			S5
Sonchus arvensis	Field Sow-thistle	3			SE5
Symphyotrichum lanceolatum	Panicled Aster	-3			S5
Syringa vulgaris	Common Lilac	5			SE5
Taraxacum officinale	Common Dandelion	3			SE5
Thuja occidentalis	Eastern White Cedar	-3			S5

TABLE 4: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status			
		CW	SARA (SCH. 1) STATUS[1]	SCA STATUS[2]	SRANK[3]
Tilia americana	Basswood	3			S5
Tilia cordata	Little-leaved Linden	5			SE1
Trifolium pratense	Red Clover	3			SE5
Trifolium repens	White Clover	3			SE5
Typha latifolia	Broad-leaved Cattail	-5			S5
Ulmus americana	White Elm	-3			S5
Vitis riparia	Riverbank Grape	0			S5

[1] Coefficient of Wetness (CW): Refer to Table 1 for definitions.

[2] Species at Risk Act (SARA) Schedule 1 Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)

[3] Species Conservation Act (SCA, 2025) Status: EXT (Extirpated); END (Endangered); THR (Threatened);

[4] S-Rank (Provincial): S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), S#B (Breeding), SNA (Species Not Suitable Target for Conservation Activities)



Existing Conditions

670 - 690 North Talbot Road, Windsor

N
W E
S

0.02 0 0.02 0.04 0.06 0.08
Kms

Legend

- Legal Parcel
- Monarch Butterfly (SARA and COSEWIC: END)
- Snag Trees

Ecological Land Classification

- FOD (Private Property - Not Surveyed)
- FODM4-9: Dry - Fresh Basswood Deciduous Forest Type
- MEMM3: Dry - Fresh Mixed Meadow Ecosite
- Manicured with Planted Trees / Anthropogenic Area
- Manicured Lawn

Figure No.: 5
Project No.: IES23-149
Scale: 1:1,600
Date: November 4, 2026
Creator: Nicole Wajmer

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3.7 FAUNA AND WILDLIFE HABITAT

A total of 13 wildlife species were identified within the study area or in the adjacent lands field investigations (**Table 5**). These species were identified either through auditory and visual observations or through evidence of occurrence. Of the 13 species identified, there were ten bird species, two mammal species, and one butterfly species.

3.7.1 Birds

A total of ten bird species were visually observed or identified through breeding calls during field investigations (**Table 5**). Of the ten species of birds that were observed on or adjacent to the Subject Property, seven species are protected under the *Migratory Birds Convention Act* (MBCA), which protects and conserves migratory birds and their nests during the breeding bird season.

No SAR birds were detected during field investigations. All structures were inspected for the presence of Barn Swallow (Special Concern - SC) nests, and none were observed. The chimneys of the existing houses located at 670 and 690 North Talbot Road, Windsor do not allow access for Chimney Swift (Threatened - THR). The property did not contain suitable grassland habitat to support the breeding of rare grassland birds such as Bobolink (THR) and Eastern Meadowlark (THR). As such, the proposed development is not expected to impact the habitat of SAR birds.

3.7.2 Herpetofauna

3.7.2.1 Amphibians

The Ontario Reptile and Amphibian Atlas (ORAA) provides records of the following amphibian species within the 10 Km X 10 Km survey square that encompasses the proposed study area (square 17LG37):

- American Bullfrog (*Lithobates catesbeianus*)
- Green Frog (*Lithobates Clamitans*)
- Northern Leopard Frog (*Lithobates Pipiens*)
- Western Chorus Frog (*Pseudacris maculata*)
- American Toad (*Anaxyrus Americanus*)

The Subject Properties do not contain any suitable breeding habitat to support the amphibians listed by the ORAA. The properties did not show any evidence of vernal pools, or ephemeral watercourses during field investigations. All vegetation communities are considered dry, containing upland species and no agricultural drains exist within 120m of the Subject Properties.

3.7.2.2 Reptiles

The Ontario Reptile and Amphibian Atlas (ORAA) provides records of the following reptile species within the 10 Km X 10 Km survey square that encompasses the proposed study area (square 17LG37):

- Eastern Musk Turtle (*Sternotherus odoratus*)
- Midland Painted Turtle (*Chrysemys picta marginate*)
- Northern Map Turtle (*Graptemys geographica*)
- Red-earred Slider (*Trachemys scripta elegans*)
- Snapping Turtle (*Chelydra serpentina*)
- Butler's Gartersnake (*Thamnophis butleri*)
- Eastern Gartersnake (*Thamnophis sirtalis sirtalis*)
- Dekay's Brownsnake (*Storeria dekayi*)
- Massasauga (*Sistrurus catenatus pop. 2*)
- Northern Watersnake (*Nerodia sipedon sipedon*)
- Red-bellied Snake (*Storeria occipitomaculata*)

The Subject Property and adjacent lands do not contain suitable aquatic habitat to support the life processes of the turtle species listed by the ORAA.

3.7.2.2.1 SAR Snakes

The Subject Property was evaluated for potential habitat to support SAR snakes including Butler's Gartersnake and Eastern Foxsnake. The MEMM3 community contains a predominance of upland species and was dry at the time of field investigations. The MEMM3 appears to be mowed regularly and does not contain any thatch, nor does it contain any small mammal burrows or Chimney Stack Crayfish burrows which are often used as hibernaculum habitat.

I-Naturalist contains a 2021 Research Grade observation of Eastern Foxsnake approximately 2km to the west of the Subject properties. The existing houses at 670 and 690 North Talbot Road were thoroughly searched to determine if they could provide potential hibernation habitat to Eastern Foxsnake. The house located at 690 North Talbot Road had a solid foundation and a finished basement with no access for snakes. The basement and cold cellar at 670 North Talbot Road were thoroughly searched for evidence of Eastern Foxsnake but none were found. The cold cellar was sealed in from access to the porch and a very cold temperature. All of the walls and floor were cement with no hibernation opportunities for Eastern Foxsnake. As an observation of Eastern Foxsnake has been documented within the vicinity of the Subject Property, mitigation measures to protect SAR snakes should be implemented during construction practices.

3.7.3 Mammals

A total of two mammal species were detected during field investigations (**Table 5**). All the mammal species that were identified on the Subject Property are tolerant of anthropogenically disturbed habitats and are considered secure (S5) in the province of Ontario.

3.7.3.1 SAR Bats

The house located at 690 North Talbot Road did not contain a suitable attic to support a maternity roost of bats. The top of the house is a loft and used as a living space by the current tenants. The attic and garage of 670 North Talbot Road were searched for evidence of a maternity roost colony of SAR bats, specifically Little Brown Bat. Neither of these structures contained any evidence of bats (guano). The attic at 670 North Talbot was sealed and no guano or greasy streaks from entry into the structure were observed. All trees on the Subject Properties were searched for maternity roost habitat (**Section 3.8**.).

3.7.4 Butterflies

One butterfly species was observed during field investigations (**Table 5**). Monarch Butterflies (*Danaus plexippus*) are listed as Endangered under the federal Species at Risk Act (SARA); however, the species is not protected under the Species Conservation Act, 2025 (O. Reg. 60/26), as Special Concern species are not listed under the Act.

TABLE 5: OBSERVED WILDLIFE SPECIES

Scientific Name	Common Name	Status	Protection				Location
		S-RANK[1]	COSEWIC STATUS[2]	SARA SCHEDULE[3] STATUS	SCA STATUS[4]	MBCA[5]	Outside Of Subject Property
BIRDS							
Meleagris gallopavo	Wild Turkey	S5					
Cyanocitta cristata	Blue Jay	S5					
Poecile atricapillus	Black-capped Chickadee	S5				^	
Troglodytes aedon	House Wren	S5B				^	
Turdus migratorius	American Robin	S5				^	
Passer domesticus	House Sparrow	SNA				^	
Spinus tristis	American Goldfinch	S5				^	
Melospiza melodia	Song Sparrow	S5				^	
Quiscalus quiscula	Common Grackle	S5					
MAMMALS							
Odocoileus virginianus	White-tailed Deer	S5					
Sciurus carolinensis	Eastern Gray Squirrel	S5					
BUTTERFLIES							

TABLE 5: OBSERVED WILDLIFE SPECIES

Scientific Name	Common Name	Status	Protection				Location
		S-RANK[1]	COSEWIC STATUS[2]	SARA SCHEDULE[3] STATUS	SCA STATUS[4]	MBCA[5]	Outside Of Subject Property
Danaus plexippus	Monarch	S2N, S4B	END	END			

[1] S-Rank (Provincial): S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), S#B (Breeding), SNA (Species Not Suitable Target for Conservation Activities)
[2] Committee on the Status of Endangered Wildlife in Canada (COSEWIC): EXP (Extirpated), END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk); NA (Not Active); DD (Data Deficient)
[3] Species at Risk Act (SARA) Schedule 1 Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)
[4] Species Conservation Act (SCA, 2026) Status: EXT (Extirpated); END (Endangered); THR (Threatened);
[5] Migratory Birds Convection Act

3.8 SPECIES AT RISK BAT HABITAT ASSESSMENT

3.8.1 Maternity / Day Roost Tree Habitat Survey

As Little Brown Myotis and Northern Myotis are known to form roosts in forests and swamps (Foster and Kurta, 1999), maternity roost habitat may include the following ELC communities:

- Deciduous Forests (FOD)
- Mixedwood Forests (FOM)
- Coniferous Forests (FOC)
- Deciduous Swamp (SWD)
- Mixedwood Swamps (SWM)
- Coniferous Swamps (SWC)

The Subject Properties and adjacent lands contain one ELC community (FODM4-9) as identified by MECP's 2022 protocol for surveying maternity/day roosts in treed habitats. However, as due diligence, a detailed analysis of potential maternity roost/day roost trees was conducted throughout the Subject Properties, including the MEMM3 community and the Manicured Lawn with Planted Trees/Anthropogenic Area. The Anthropogenic Area contained two trees, while the MEMM3 and FODM4-9 each contained one tree, for a total of four candidate maternity roost/day roost habitat trees for SAR bats (**Figure 5**). The details for each of the candidate trees are summarized below in **Table 6**.

The following results were summarized for the candidate maternity roost/day roost habitat trees:

1. 50% of the trees contained cavity features.

2. 25% of the trees contained loose bark.
3. 0% of the trees contained a crack feature.
4. 25% of the trees contained a knot hole.
5. 0% of the trees were within 10m of another snag tree.
6. 50% of the trees had a decay class of 1 – 3.

3.8.2 Snag Density Calculation

Snag density calculations revealed that the FODM4-9, MEMM3 or the Anthropogenic Area do not meet the provincial criterial of more than 10 snags/ha to be considered significant maternity roosting / Day roosting habitat for SAR bats (MNRF 2017; **Figure 5**). Snag density calculations can be seen in **Table 7**.

TABLE 6: LEAF-ON SAR BAT MATERNITY ROOST ASSESSMENT

Tree ID	Common Name	Scientific Name	DBH (Cm)	Height Class	Suitable Maternity Roost Features						Notes
					Cavity	Loose Bark	Crack	Knot hole	Other Snag within 10m	Decay Class between 1 - 3	
1076	Silver Maple	*Acer saccharinum*	120	1				Y		Y	Decay class = 1.
1077	Silver Maple	*Acer saccharinum*	131	1	Y					Y	Decay class = 1.
1078	Silver Maple	*Acer saccharinum*	62	2		Y					Decay class = 4.
1079	Basswood	*Tilia americana*	25 24 34 32	2	Y						Decay class = 4.

TABLE 7: SNAG DENSITY CALCULATION FOR SUITABLE ECOSITES

ELC Ecosite	Size (ha)	Number of Snags	Snag Density (Number of snags / Ecosite size)
Anthropogenic Area	0.5	2	4 snags/ha
MEMM3	1.24	1	0.8 snags/ha
FODM4-9	0.4	1	2.5 snags/ha

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4.0 IMPACTS, POLICY & ENVIRONMENTAL DESIGNATIONS

4.1 SPECIES AT RISK ACT (2002)

The federal *Species at Risk Act* (SARA; 2002) aims to prevent wildlife species from becoming extinct or extirpated, to help Extirpated, Endangered and Threatened species recover, and to keep species of Special Concern from becoming Endangered or Threatened. Section 32(1) of SARA states that:

"*No person shall kill, harm, harass, capture or take an individual of a wildlife species that is listed as an extirpated species, an endangered species or a threatened species*."

Section 33 further prohibits damaging or destroying the residence of one or more individuals of a listed Endangered or Threatened species.

On private lands, the SARA prohibitions apply only to listed aquatic species and to listed migratory birds that are also protected under the *Migratory Birds Convention Act, 1994*. All other listed species are protected only on federal lands, unless a protection order is issued.

4.2 SPECIES CONSERVATION ACT (2025)

Ontario's *Species Conservation Act, 2025* (SCA) came into force on March 30, 2026 and replaced the *Endangered Species Act, 2007*. Under the SCA, species classified by COSSARO as Extirpated, Endangered or Threatened are included on the Protected Species in Ontario List (O. Reg. 60/26). Species of Special Concern are not included on this list.

Section 16 of the SCA prohibits killing, harming, harassing, capturing or taking a member of a protected species, and damaging or destroying its habitat. For animal species, habitat is limited to the dwelling-place a species actively occupies or currently depends on for its life processes, such as a nest, occupied den, hibernaculum or primary breeding site, and the area immediately around it. For plant species, habitat includes the critical root zone. An activity that would contravene Section 16 requires registration through the Species Conservation Registry or a permit before it begins. An activity that avoids these prohibitions requires neither.

4.2.1 NHIC Species At Risk Records

The NHIC Make-a-Map online application was investigated to search for records of SAR and species of Conservation Concern within 1 km of the legal parcel. The results of the NHIC Screening can be seen in **Table 8.**

TABLE 8: SPECIES AT RISK NOTED BY NHIC

Scientific Name	Common Name	S-Rank[1]	COSEWIC STATUS[2]	SCA STATUS[3]	Suitable Habitat or Feature	Key Habitats Used by Species[4]	Observed During 2023 Field Surveys
NHIC 1 Km Search Species							
Hylocichla mustelina	Wood Thrush	S4B	THR	SC	No	Typically associated with moist mature deciduous and mixed forests with a well-developed understory (COSEWIC, 2012). SCA Protection: N/A	No
Contopus virens	Eastern Wood-pewee	S4B	SC	SC	No	Deciduous and mixed forests with little understory vegetation; often found in clearings or on edges of deciduous and mixed forests (MNRF, 2015). SCA Protection: N/A.	No
Rosa setigera	Climbing Prairie Rose	S2S3	SC	SC	No	Grows in early successional habitats around Lake Erie. It colonizes open and disturbed habitats open habitats with moist heavy clay to clay-loam soils such as old fields, abandoned agricultural land, as well as prairie remnants and shrub thickets (MNRF, 2014). SCA Protection: N/A.	No

[1] S-Rank (Provincial): S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), S#B (Breeding), SNA (Species Not Suitable Target for Conservation Activities)

[2] Committee on the Status of Endangered Wildlife in Canada (COSEWIC): EXP (Extirpated), END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk); NA (Not Active); DD (Data Deficient)

[3] Species Conservation Act (SCA, 2025) Status: END (Endangered); THR (Threatened);

[4] Habitat as outlined within MNRF's Species at Risk Website, SARA Registry, or referenced species specific COSEWIC Reports.

4.3 CITY OF WINDSOR OFFICIAL PLAN (2023)

Schedule A: Planning Districts and Policy Areas — The properties are designated as being within the "*Roseland"* planning district.

Schedule A1: Special Policy Areas — The properties are not within a Special Policy Area.

Schedule B: Greenway System	The properties are not within a Greenway System.
Schedule C: Development Constraint Areas	The properties are not within a Development Constraint Area.
Schedule C1: Development Constraint Areas Archaeological Potential	The properties are within an area of "*Low Archaeological Potential*."
Schedule D: Land Use	The properties are designated as "*Residential*" land use. The lands designated as "Residential" on Schedule D: Land Use provide the main locations for housing in Windsor outside of the City Centre Planning District.
Schedule E: City Centre Planning District	This schedule does not apply to the Subject Properties.
Schedule F: Roads and Bikeways	North Talbot Road is designated as a "*Class 1 Collectors Road.*"
Schedule F1: Railways	The Subject Properties are not within the vicinity of a rail corridor.
Schedule G: Civic Image	This schedule does not apply to the Subject Properties.
Schedule H: Baseplan Development Phasing	This schedule does not apply to the Subject Properties.
Schedule J: Urban Structure Plan	This schedule does not apply to the Subject Properties.

4.4 THE CITY OF WINDSOR COMPREHENSIVE ZONING BY-LAW 8600

The Subject Properties are zoned as Holding Residential District 1.2 (HRD1.2) and Residential District 1.4 (RD1.4). Permitted uses in the RD1.2 zone include Existing Duplex Dwelling, Existing Semi-Detached Dwelling, and One Single Unit Dwelling.

The purpose of the holding zone is to defer development or redevelopment until such time as specified conditions have been satisfied. A holding zone may supplement, alter, add or remove any of the By-law provisions affecting the use of the land. It is the responsibility of the property owner or their designate to satisfy the conditions of the holding zone and to make application to remove the H symbol.

The applicant is seeking to change the existing zoning by-law of the property (HRD1.2 and RD1.4) to Residential District 2.3 (RD2.3), which permits Townhome Dwellings and Single Unit Dwellings, amongst other uses, to accommodate the proposed development. The properties contain two existing single-family homes, both of which will be demolished to accommodate the proposed development. As such, a Zoning By-law Amendment (ZBA) will be required.

4.5 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS) is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters "*shall be consistent with*" policy statements issued under the Act. The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

Section 4.1 in the PPS (2024) deals with natural heritage resources. These policies are further expanded and described in the Natural Heritage Reference Manual (Sections 5-11) (Ontario Ministry of Natural Resources, 2010).

Section 4.1.1 (Natural Heritage) of the PPS states that natural features and areas be protected for the long term. To achieve this goal Sections 4.1.4, 4.1.5, 4.1.6 and 4.1.7 indicate where development and site alteration shall not be permitted. Specifically, these include Significant Wetlands/Coastal Wetlands, Significant Woodlands, Significant Valleylands, Significant Wildlife Habitat, Significant Areas of Natural and Scientific Interest (ANSI), Fish Habitat, Habitats of Endangered and Threatened Species; except in accordance with provincial and federal requirements. Section 4.1.8 goes onto state: "*Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*"

The following Sections discuss the protected natural features within the Subject Property, in the 120m adjacent lands, as well as any impacts presented by the development proposal.

4.5.1 Significant Woodland

Woodlands are defined by the PPS as treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. The PPS does not permit development or site alteration in "*significant woodlands south and east of the Canadian Shield; …unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*."

According to the Natural Heritage Reference Manual (Section 7.3.1: Recommended Evaluation Criteria for Determining Significant Woodlands):

"Woodlands should be considered significant if:

- *Woodlands 4ha in size or larger in a sub-watershed with woodland cover of 5 - 15% of the land;*
- *Any interior habitat where woodlands cover less than about 15% of the land cover;*
- *Are located within a defined natural heritage system or provide a connecting link between two other significant features, each of which is within a specified distance (e.g., 120 m) and meets minimum area thresholds (e.g., 1–20 ha, depending on circumstance);*
- *Are located within a sensitive or threatened watershed or a specified distance (e.g., 50 m or top of valley bank if greater) of a sensitive groundwater discharge, sensitive recharge, sensitive headwater area, watercourse or fish habitat and meet minimum area thresholds;*

The ERCA 2023 Watershed Report Card has provided the watershed in which the Subject Property is located a forest condition grade of "D – Poor." According to Conservation Ontario's 2011 Guide to Developing Conservation Authority Watershed Report Cards a grade of "D" equates to a forest cover ranging from 5.0% – 11.8%. As such, woodlands 4 ha in size or larger would be considered Significant Woodland.

The MNRF on-line mapping application shows that the FODM4-9 community found on the adjacent lands to the north of the Subject Properties extends to the south and west across several private properties (FOD). While the FOD was not surveyed and a dripline was not staked due to its location, a boundary was delineated around the entire feature using air photos. The woodland polygon (FODM4-9 and FOD) measures approximately 3.7ha. Therefore, the woodland adjacent to the Subject Properties would not be considered significant woodland under the PPS. Additionally, the woodland does not contain any interior habitat. Refer to **Sections 5.2 and 5.5** of this report for more information regarding mitigation measures to avoid impacts to the adjacent woodland feature.

4.5.2 Significant Wildlife Habitat

Wildlife habitat is defined by the PPS as 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. The PPS does not permit development or site alteration in "*Significant Wildlife Habitat; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*."

The property contains the following Candidate Significant Wildlife Habitat (SWH):

1. Special Concern and Rare Wildlife Species
    a. Monarch Butterfly was observed on the adjacent lands to the north of the Subject Property (**Figure 5**). The Monarch is listed as Endangered under the federal Species at Risk Act (SARA); however, it is not a protected species under the SCA (O. Reg. 60/26), as Special Concern species are not listed under the Act. The adjacent lands where Monarch Butterfly was observed do not form part of the proposed development. As such, no impacts to the

species are anticipated. The MEMM3 community on the Subject Properties is kept mown throughout the season, providing no to limited habitat for the species.

4.5.3 Significant Habitat of Endangered and Threatened Species

An Endangered or Threatened species is defined by the PPS as a species that is listed or categorized as an "Endangered or Threatened species" on the Ontario Ministry of Natural Resources' Official Species at Risk List, as updated and amended from time to time. The PPS does not permit development and site alteration in "*significant habitat of Endangered species and Threatened species.*"

An assessment of potential habitat for Endangered and Threatened species was conducted during 2023 field investigations along with a background review of available records. The results of this investigation and analysis can be seen **Section 3.0**. The existing houses and structures were searched for evidence of occurrence of SAR including Barn Swallow, Chimney Swift, Eastern Foxsnake or SAR bats but none was found. As such, the Subject Properties are not likely to provide significant habitat to Endangered or Threatened Species.

4.6 MIGRATORY BIRDS CONVENTION ACT (1994)

According to the Minister of Justice (2017) the Migratory Birds Convention Act (MBCA, 1994) is intended to "*implement a convention for the protection and conservation of migratory birds in Canada and the United States*" … "*The purpose of this act is to implement the convention by protecting and conserving migratory birds — as populations and individual birds — and their nests*" a "*migratory bird means a migratory bird referred to in the convention, and includes the sperm, eggs, embryos, tissue cultures and parts of the bird.*" According to the regulations in subsection 12 (1)(h): 12(1) *"the governor in council may make any regulations that the governor in council considers necessary to carry out the purposes and provisions of this act and the convention, including regulations" … "(h) for prohibiting the killing, capturing, injuring, taking, or disturbing of migratory birds or the damaging, destroying, removing or disturbing of nests"* (Minister of Justice 1994, 2017). Environment and Climate Change Canada administers the requirements under the MBCA. As such, dates and protocol have been recommended below to ensure vegetation removal is undertaken outside of the breeding bird season. Refer to **Section 5.0** of this report for more information regarding mitigation measures to avoid impacts breeding birds.

5.0 MITIGATION TO AVOID IMPACTS TO NATURAL HERITAGE FEATURES

The suggested mitigation measures include construction timing, site selection, contaminant and spill management, operation of machinery, buffers, mitigation for SAR bats and reptiles (including reptile exclusion fencing) and best management practices for construction. The various mitigation measures are further discussed below.

5.1 PROJECT PLANNING

5.1.1 Timing

Future construction activities for residential development should be timed to respect windows for breeding seasons of birds, wildlife, and the spawning season for fish to protect the individual the lifecycles of animals and the organisms upon which they feed. Schedule work to avoid wet, windy and rainy periods that may increase erosion and sedimentation. The duration of construction activities should be minimized to reduce potential disturbances to local wildlife.

No tree or shrub clearing should be allowed during the breeding bird window (April 1st – August 30th) to avoid destruction of active bird nests protected by the *Migratory Birds Convention Act* (1994) or species protected under the Species Conservation Act (2025). When the breeding bird window and the active bat season (**Section 5.3**) are considered together, all tree and shrub removal should be undertaken between December 1 and March 31.

5.1.2 Site Selection

The development envelope has been designed to utilize existing openings, lower quality and disturbed habitats on the Subject Property. The woodland located on the adjacent lands to the north and west of the Subject Property will not be directly impacted as part of the proposed development. As shown on Figure 6, the development envelope is confined to the MEMM3 community and the Manicured Lawn with Planted Trees/Anthropogenic Area; no development or site alteration is proposed within the FODM4-9 or FOD communities. The removal of natural woody debris, rocks, sand or other materials from the Subject Properties should be kept to a minimum when possible.

5.1.3 Contaminant and Spill Management

Plan activities such that materials such as paint, primers, blasting abrasives, rust solvents, degreasers, grout, poured concrete or other chemicals do not leach into the ground or enter the watercourse. A “spill response plan” should be developed and implemented immediately in the event of a sediment release or spill of a deleterious substance. An emergency spill kit should be kept onsite as well as the appropriate contingency materials to absorb or contain any petroleum products, major/minor spills, and landscaping chemicals and fertilizers that may be accidentally discharged, should be on the site at all times.

5.1.4 Operation of Machinery

All machinery should arrive onsite in a clean condition. Wash, refuel and service machinery, and store fuel and other materials for the machinery, in such a way as to prevent any deleterious substances from leaching into the ground or entering the watercourse. Remove all construction materials from site upon project completion.

5.2 BUFFERS

The current site plan cannot accommodate a buffer for adjacent woodland because of grading and stormwater management requirements. The current site plan has been designed in accordance with requests for high density housing from the City of Windsor and the proposed extension of Silverdale Drive as a public right-of-way. The adjacent woodland feature is not significant under the PPS (< 4ha in size) and has not been mapped as a Development Constraint (Natural Heritage or Candidate Natural Heritage Sites) under Schedule C of the City of Windsor Official Plan. Sediment and erosion control measures and best management practices should be implemented during development to protect the adjacent woodland feature (**Section 5.5**).

Although a formal vegetated buffer cannot be accommodated, the current Site Plan (Chintan Virani Architect Inc., Drawing SP-2, dated October 27, 2026) provides building setbacks of approximately 5.25 m (Lot 1) and 5.47 m (Lot 2) from the western property line abutting the FOD, and a rear yard setback of approximately 15.33 m at the northern limit of Lot 2 adjacent to the FODM4-9 (**Figure 6**). As the dripline of the FOD was not staked (**Section 3.6.1**), these setbacks are measured from the property line rather than the woodland dripline.

To limit edge effects on the adjacent woodland in the absence of a buffer, the following measures are recommended: (1) the reptile exclusion fencing and sediment and erosion control fencing along the western and northern limits of the development envelope (**Figure 6**) should also serve as the limit of work, and no grading, stockpiling, equipment storage or vegetation removal should occur beyond it; (2) permanent fencing (e.g., chain-link or privacy fencing without gates) should be installed along the western and northern lot lines of the townhouse blocks to discourage encroachment and yard waste dumping into the woodland; and (3) landscape plantings within the rear yards abutting the woodland should consist of native, non-invasive species.

5.3 SPECIES AT RISK BATS

The SAR Bat Maternity Roost Survey determined that the Subject Property contained a total of four trees which could be considered suitable maternity roost habitat (**Figure 5**). However, snag density calculations revealed that the ecological communities found on the Subject Property did not meet the provincial criterial of more than 10 snags/ha to be considered significant maternity roosting habitat for SAR bats (MNRF 2017).

Based on the current Site Plan, three of the four candidate trees (two within the Manicured Lawn with Planted Trees/Anthropogenic Area and one within the MEMM3) are located within the development envelope and will require removal, while the candidate tree within the FODM4-9 is located outside of the development envelope and will be retained (**Figure 6**). Removal of these trees should follow the timing window below.

The MECP recommends that any removal of trees and shrubs, particularly near bat roosting sites, should be carried out outside of the active bat period which ranges from April 1 to November 30 in Southern Ontario. This timeframe is critical as it avoids disturbing bat populations during their sensitive breeding and rearing periods. By implementing these measures, disruptions to their habitat are minimized, allowing all bat species to thrive and contribute to the ecological balance of our province.

The existing dwellings and detached garage were inspected in 2023 and no evidence of SAR bats, Barn Swallow or Eastern Foxsnake was found. As conditions within buildings can change over time, the structures should be re-inspected by a qualified biologist prior to demolition if demolition is to occur during the active season (April 1 to November 30). Should evidence of SAR be found, registration under the Species Conservation Act (SCA, 2025) may be required.

5.4 Mitigation for SAR Reptiles

Based on the background review and field investigations, Species at Risk (SAR) reptiles, specifically Eastern Foxsnake, may occur within the area of the proposed development. SAR reptiles in Ontario include turtle and snake species that rely on a range of aquatic, terrestrial and edge habitats to complete their life processes. The following mitigation measures are intended to avoid or minimize potential adverse effects on SAR reptiles and their habitat, and to ensure compliance with the Species Conservation Act, 2025 (SCA) and applicable Ministry of the Environment, Conservation and Parks (MECP) guidance.

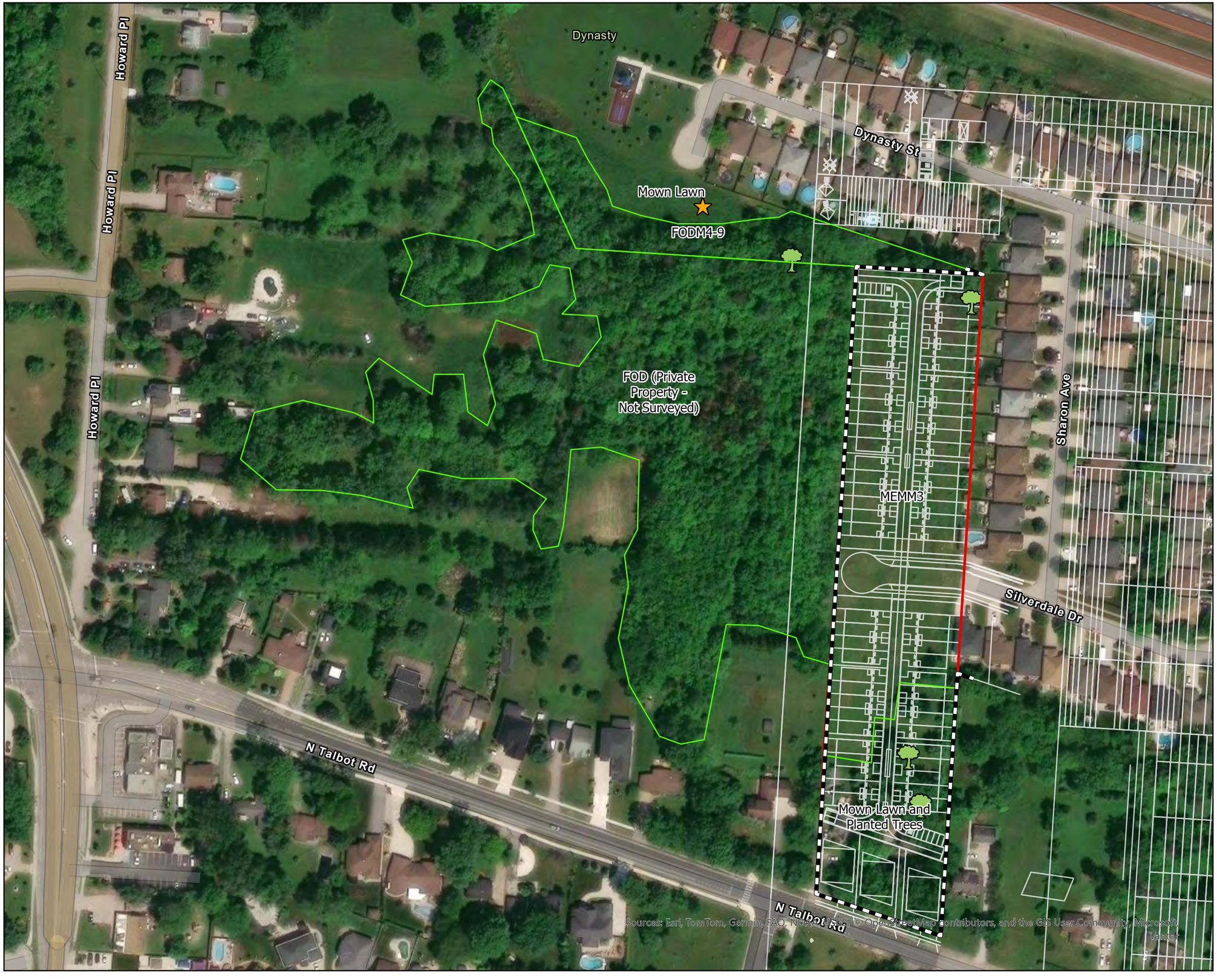
1. Environmental Awareness and Training
    a. All on-site personnel shall be informed of the potential presence of SAR reptiles, specifically Eastern Foxsnake, prior to construction.
    b. Site staff shall be provided with identification information for SAR reptiles and instructed on appropriate response procedures in the event of an encounter.
2. Timing of Construction Activities
    a. Where feasible, construction activities shall be scheduled outside of sensitive life cycle periods for SAR reptiles, including overwintering, nesting, and hibernation periods.
    b. Sensitive periods for reptiles in Ontario generally occur between mid-October and late April, although timing may vary by species.
3. Sensitive Time Periods
    a. Snake species are most vulnerable during the active season, including spring emergence, breeding, and fall ingress to hibernacula. Sensitive periods generally occur between early April and late October, with heightened risk during spring emergence (April–May) and fall movements toward hibernation sites (September–October). Construction activities during these periods shall incorporate enhanced inspection and exclusion measures to minimize the risk of harm to snake species.
4. Site Delineation and Access Control

a. The approved development footprint shall be clearly delineated using flagging or fencing to prevent inadvertent encroachment into the adjacent woodland (FODM4-9 and FOD).
b. Reptile exclusion fencing shall be installed along the perimeter of the development envelope, as shown on **Figure 6**, to prevent Eastern Foxsnake from entering the worksite. The fencing shall be installed along:
    i. the entire western limit of the development envelope, adjacent to the FOD;
    ii. the northern limit, adjacent to the FODM4-9;
    iii. the southern limit along North Talbot Road; and
    iv. the eastern limit from North Talbot Road north to the existing residential lots south of Silverdale Drive, where the fence shall be tied into the existing rear-yard fencing.
c. Exclusion fencing is not proposed along the remainder of the eastern limit, which abuts existing developed residential lots on Sharon Avenue that do not provide suitable habitat for Eastern Foxsnake.
d. Along the western and northern limits, the exclusion fencing may be combined with the sediment and erosion control fencing (Section 5.5).
e. The fencing shall be installed prior to any vegetation removal, demolition or site alteration, and ideally outside of the snake active season (i.e., before April 1). It shall be installed in accordance with the Ontario Species at Risk Branch Best Practices Technical Note: Reptile and Amphibian Exclusion Fencing (2013).
f. Construction access points along North Talbot Road shall be kept to a minimum and closed at the end of each working day.
g. The fencing shall be inspected weekly and following heavy rain or wind events, and repaired within 48 hours. It shall remain in place until construction is complete and the site has been stabilized, at which time it shall be removed.
h. Materials that reduce the risk of reptile entanglement (e.g., net-free erosion control products such as Curlex Net-free® blanket, or riprap over geotextile fabric) shall be used where applicable.

5. Pre-Construction and Daily Inspections
    a. Following installation of the exclusion fencing and prior to the start of works, a visual area search of the area within the fencing shall be completed by a qualified biologist to confirm that no SAR snakes are present. Any SAR snake encountered shall be managed as per Item 6.
    b. Visual area searches shall be conducted within the active work area prior to the start of construction each day to identify the presence of reptiles.
    c. Debris piles, woody debris, existing structures (including the foundations and cold cellar of the existing dwellings), equipment staging areas, and other potential refuge features shall be inspected prior to disturbance.

   d. Construction machinery and equipment that is left idle for over 1 hour or is parked overnight on the property between April 1st and November 30th must be surveyed for the presence of Eastern Foxsnake before (re)ignition. This visual examination should include all lower components of the machinery, including operational extensions and running gear.

6. Encounter Protocols
   a. If a SAR reptile is encountered, the individual shall be allowed to move away from the work area under its own ability.
   b. All machinery and equipment shall maintain a minimum operating distance of 30 metres from the individual.
   c. MECP shall be contacted immediately if maintaining this setback is not feasible.
7. Injured or Deceased Individuals
   a. If an injured or deceased SAR reptile is found, the specimen shall be placed in a non-airtight container maintained at an appropriate temperature.
   b. MECP shall be notified immediately for further direction.
8. Reporting Requirements
   a. Any observation of a SAR reptile on the property shall be reported to the Ministry of the Environment, Conservation and Parks (MECP) within 48 hours of the observation or by the next business day, whichever occurs first.
9. Regulatory Compliance
   a. The proponent remains solely responsible for compliance with the Species Conservation Act, 2025.
   b. If SAR reptiles or their habitat are confirmed within the development area, additional mitigation measures, monitoring, or permitting requirements may be required in consultation with MECP prior to proceeding with construction activities.



Proposed Conditions

670 - 690 North Talbot Road, Windsor

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0 0.03 0.05 0.08 0.1 Kms

Legend

- Legal Parcel
- Site Plan 2026
- Monarch Butterfly (SARA and COSEWIC: END)
- Reptile Exclusion Fencing
- Snag Trees

Ecological Land Classification

- FOD (Private Property - Not Surveyed)
- FODM4-9: Dry - Fresh Basswood Deciduous Forest Type
- MEMM3: Dry - Fresh Mixed Meadow Ecosite
- Manicured Lawn with Planted Trees / Anthropogenic Area
- Manicured Lawn

Figure No.: 6
Project No.: IES23-149
Scale: 1:1,600
Date: November 4, 2026
Creator: Nicole Wajmer

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5.5 GOOD HOUSEKEEPING AND CONSTRUCTION PRACTICES

The most critical time for the protection of natural heritage features is during the construction phase. Best management practices should be used to minimize erosion potential before, during and after construction.

- A construction barrier fence and/or a sediment and erosion control fence must be installed along the limits of the development envelope shown on Figure 6 before any construction activity is to occur to ensure no harm to the natural system (woodland feature). The fence must be installed according to **Section 5.4** to ensure that SAR reptiles are properly excluded from the worksite.
- Soil stockpiles should be established in locations 30m or greater from the adjacent woodland feature and within the fencing protecting the natural system. If the stockpiles must be within 30m of the features, they should be protected with sediment fence on the down gradient side of the pile.
- An erosion and sediment control plan should be reviewed by construction crews to ensure protection of the natural heritage features during construction.
- The grading of the lot should ensure any overland flow is infiltrated to the soil and not directed toward the woodland feature adjacent to the property by overland flow paths.
- The size of the disturbed area (development envelope) must be limited by minimizing non-essential grading.
- Construction should commence only when all materials required for construction are at hand to minimize the duration of work.
- All equipment maintenance and refueling should be controlled to prevent any discharge of petroleum products.
- Include emergency contacts for a Wildlife Biologist in case of conflict with wildlife during construction: Nicole Wajmer (519) 829-9463 nicole.wajmer@insightenvironmental.ca

6.0 CONCLUDING STATEMENT

Based on the results of this Environmental Evaluation Report the following conclusion and recommendations are presented:

1. Insight Environmental Solutions Inc., (IES) was retained by Seiko Homes to undertake an Environmental Evaluation Report for the proposed residential development at the properties identified as 670 and 690 North Talbot Road, Windsor, Ontario
2. The project proposes to construct a total of 66 residential units (63 townhouse units and three detached single-family dwellings) on the properties identified as 670 and 690 North Talbot Road.
3. The property is outside of the regulated area under Ontario Regulation 41/24 administered by the Essex Region Conservation Authority (ERCA).
4. The property is adjacent to Woodland as defined by the Provincial Planning Statement (2024). The woodland feature is not considered Significant under the PPS, and it has not been mapped as a Development Constraint under the City of Windsor Official Plan.
5. Monarch Butterfly, which is listed as Endangered under the federal Species at Risk Act (SARA) but is not a protected species under the Species Conservation Act, 2025 (O. Reg. 60/26), was observed on the adjacent lands during field investigations. The property was evaluated for the presence of SAR/SAR habitat, and none was found.
6. The applicant is seeking to change the existing zoning by-law of the property (HRD1.2 and RD1.4) to Residential District 2.3 (RD2.3), which permits Townhome Dwellings and Single Unit Dwellings, amongst other uses, to accommodate the proposed development. The properties contain two existing single-family homes, both of which will be demolished to accommodate the proposed development. As such, a Zoning By-law Amendment (ZBA) will be required.
7. The suggested mitigation measures include construction timing, site selection, contaminant and spill management, operation of machinery, buffers, mitigation for SAR bats and reptiles (including reptile exclusion fencing around the development envelope as shown on Figure 6) and best management practices for construction.

Based upon the current assessment of the natural system on the Subject Property, together with a review of municipal and provincial policies; it is reasonable to conclude that there should not be any adverse impacts to the natural system on or adjacent to the Subject Property. Therefore, the proposed development should be approved.

7.0 CLOSURE

Insight Environmental Solutions Inc. trusts that the material presented in this report will satisfy the requirements to move forward with the proposed activities. The data and conclusions contained in this letter are based upon work performed by qualified professionals in accordance with accepted scientific methods and protocols. The information should be interpreted and implemented only in relation to the

specific project as identified. This report was prepared for Seiko Homes and the undersigned accepts no responsibility for future use by other parties.

We thank you for the opportunity to be part of this project and should you have any questions, please do not hesitate to contact us.

Insight Environmental Solutions Inc.





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APPENDICES

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

APPENDIX A: NAME AND QUALIFICATIONS OF RETAINED CONSULTANT

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

Wildlife Biologist – Nicole Wajmer, Hon. B.Sc., M.Sc.

Nicole is a Wildlife Biologist, GIS Technician, and Managing Partner at Insight Environmental Solutions Inc. She holds an undergraduate degree in Wildlife Biology and a graduate degree in Integrative Biology from the University of Guelph, and she furthered her expertise in Geomatic Information Systems (GIS) at Fanshawe College.

With extensive experience in both aquatic and terrestrial environments, Nicole has worked across various sectors, including industry, government, and academia. Her strong passion for conservation biology has led her to contribute to recovery programs for the Endangered Northern Spotted Owl and Eastern Loggerhead Shrike.

Nicole holds numerous certifications, including First Aid and CPR, ACUC Dive Master, Ontario Benthos Biomonitoring, Backpack 2 Electrofishing, Ontario Stream Assessment Protocol, Ontario Fish Identification, the Department of Fisheries and Oceans (DFO) Freshwater Mussel Identification, Instream Fish Habitat Restoration Techniques, and the Ontario Reptile and Amphibian Survey Course. She has also completed specialized training such as the Butternut Health Expert Workshop, TRCA Headwater Drainage Assessment Course, and the Royal Ontario Museum Fish ID and Species at Risk (SAR) Fish ID courses.

Additionally, Nicole has completed the Combined Field Survey Training Workshop with Bat Survey Solutions, where she learned both contact and non-contact survey techniques for studying bats, including capture methods, bat handling, and species identification using tools like photo, video, and full-spectrum bat detectors.

Nicole has made significant contributions to a wide variety of environmental and restoration projects across Ontario, including Species at Risk (SAR) Assessments, Environmental Impact Studies (EIS), Natural Heritage Evaluations (NHE), Environmental Impact Assessments (EIA), and Habitat Creation Initiatives.

Ecologist – Jennifer Neill, BFA, Dip. Env. Technician, ISA Certified Arborist

Jennifer is a Senior Ecologist, Certified Arborist, and Managing Partner at Insight Environmental Solutions Inc. She holds an honors diploma in Environmental Technician – Sampling and Monitoring from Seneca College and a Bachelor of Fine Arts from the Ontario College of Art and Design University (OCAD U). Jennifer is currently pursuing a diploma in Ecological Land Design from Gaia College and is a Certified Arborist (ON-2752A) with the International Society of Arboriculture.

With extensive experience managing environmental projects across Ontario, Jennifer specializes in conducting terrestrial and aquatic botanical inventories (including SAR, native, cultivated, and exotic species), ecological land classification (ELC), invasive species management, incidental wildlife surveys, and benthic macro-invertebrate identification. She has worked in diverse ecotypes across the province and is particularly skilled in completing Environmental Impact Studies (EIS), Environmental Impact Assessments (EIA), Natural Heritage Evaluations (NHE), Oak Ridge's Moraine (ORM) Conformity Statements, Tree Inventories, Arborist Reports, Compensation Planting Plans, Ecological Restoration and Land Management initiatives.

Jennifer has earned several certifications in related fields, including the Ontario Stream Assessment Protocol, Ontario Fish Identification workshop, and Ontario Benthos Biomonitoring Network. She is also certified as an RX100 Low Complexity Prescribed Burn Worker, completed the Butternut Health Expert Workshop, and participated in the LSRCA Sediment and Erosion Control Course. Additionally, she holds certifications in the Ontario Wetland Evaluation System and Ecological Land Classification for Southern Ontario.

A dedicated botany enthusiast with a deep focus on Ontario's native flora, Jennifer has served on the Board of Directors for Tallgrass Ontario (TgO) for nine years.