

October 26, 2022

BEL 222355

Matt Kernahan, MCIP, RPP
Planning Manager
Upper Canada Planning & Engineering Ltd.

via E-mail: matt@ucc.com

Re: Natural Heritage Assessment, Crescent Acres Draft Plan of Subdivision, Town of Fort Erie

Dear Mr. Kernahan:

Beacon Environmental Limited (Beacon) has completed a natural heritage assessment for the lands associated with the Crescent Acres Draft Plan of Subdivision (subject lands), located south of Garrison Road and east of Crescent Road in the Town of Fort Erie (the Town). For this assessment the Official Plans (OP) of the Town and the Niagara Region were reviewed, and a site survey was conducted on October 20, 2022.

The proposed plan of subdivision, representing a total area of 10.7 ha, will create 220 residential units, including single family and semi detached residential and street towns. The rear of the lots will be located along existing residential lots along Crescent Road and Garrison Road. The subdivision will be accessed via Crescent Road (see the draft plan in **Attachment A**). An existing watercourse along the eastern boundary will be located within a 30 m wide corridor (Watercourse Block 30).

The Niagara Region OP Schedule C – Core Natural Heritage (2015) does not identify natural heritage features to be associated with the subject land or the immediate adjacent lands. The Town's OP Schedule C – Natural Heritage Features (2011) identifies that the subject lands are part of a 130 ha Significant Natural Area (SNA). This SNA designation is based on the findings the Town's Natural Areas Inventory Study (NAIS 2003) that identifies Significant Natural Areas (SNA's), Corridors, and Linkages. These SNA include significant woodlands, thickets, meadowlands, and significant wildlife habitat areas. The NAIS 2002 field assessment of the subject lands identified the lands to be part of Area 295/296 (Map 3 of the NAIS) and was identified as ecological community 296h supporting a complex of cultural meadow/thicket and swamp thicket/meadow marsh (see **Attachment B** for the site summary form from Volume 2 of the NAIS).

The assessment of the subject lands for the NAIS was undertaken in 2002, however, Beacon's 2022 site survey found that subject lands are now actively farmed (**Photographs 1 and 2**) and no longer support the communities identified in 2002 field assessment.



Photograph 1. Subject Lands Supporting Active Farm Field – Looking Southwest Across to Crescent Road (October 20, 2022)



Photograph 2. Subject Lands Supporting Active Farm Field – Looking Northwest Across to Crescent Road (October 20, 2022)

The meadow/thicket community describe in the NAIS for Area 295/296 was found to be retained in the plan of subdivision Watercourse Block 30 (**Photograph 3**). The headwater watercourse within Block 30 flows to the Kraft Drain to the south and supports an ephemeral flow regime and does not support direct fish habitat an represents Type 3 Marginal fish habitat by providing downstream flows to the Drain.



Photograph 3. Watercourse and Cultural Thicket/Meadow Community in Watercourse Block 30 of the Draft Plan of Subdivision – Looking South (October 20, 2022)

Section 8.3.1 (1) of the Fort Erie OP states that all Significant Natural Areas identified on Schedule “C” are approximate and may be redefined through a Neighbourhood Plan, Draft Plan of Subdivision, or Site Plan in conjunction with an Environmental Impact Study. Based on current conditions, apart from the area within Watercourse Block 30 in the draft plan, the remainder of the subject lands no longer support a Significant Natural Area designation as identified in the Town’s OP.

Block 30 will retain the vegetation community that is part of the area designated as SNA on Schedule C of the Town’s OP. In addition, the Niagara Peninsula Conservation Authority (NPCA) has requested that the western portion of Block 30 that currently supports active farm field be revegetated and naturalized to a meadow/thicket community. Beacon is at present preparing a planting plan that will plant dogwood and willow shrubs within the western portion of the Block and Red Maple trees throughout the Block to create an open tree canopy thicket habitat, the community that is currently found in the adjacent Significant Natural Area lands. The vegetated Block will also provide for a 15 m buffer to the watercourse, and therefor meets the policy requirements of the Niagara Region (Policy 7.B.1.15), the Town (Section 8.3.5 (V) and development polices of the NPCA (Section 9.2.5.1) for the projection of fish habitat and watercourses.

In summary based on existing conditions found for the subject lands, the proposed draft plan of subdivision is in conformity with the natural heritage policies of the Niagara Region, Town of Fort Erie, and Niagara Peninsula Conservation Authority.

Should you have any questions or points for discussion, please do not hesitate to contact the undersigned at 416-729-0544.

Prepared by:
Beacon Environmental

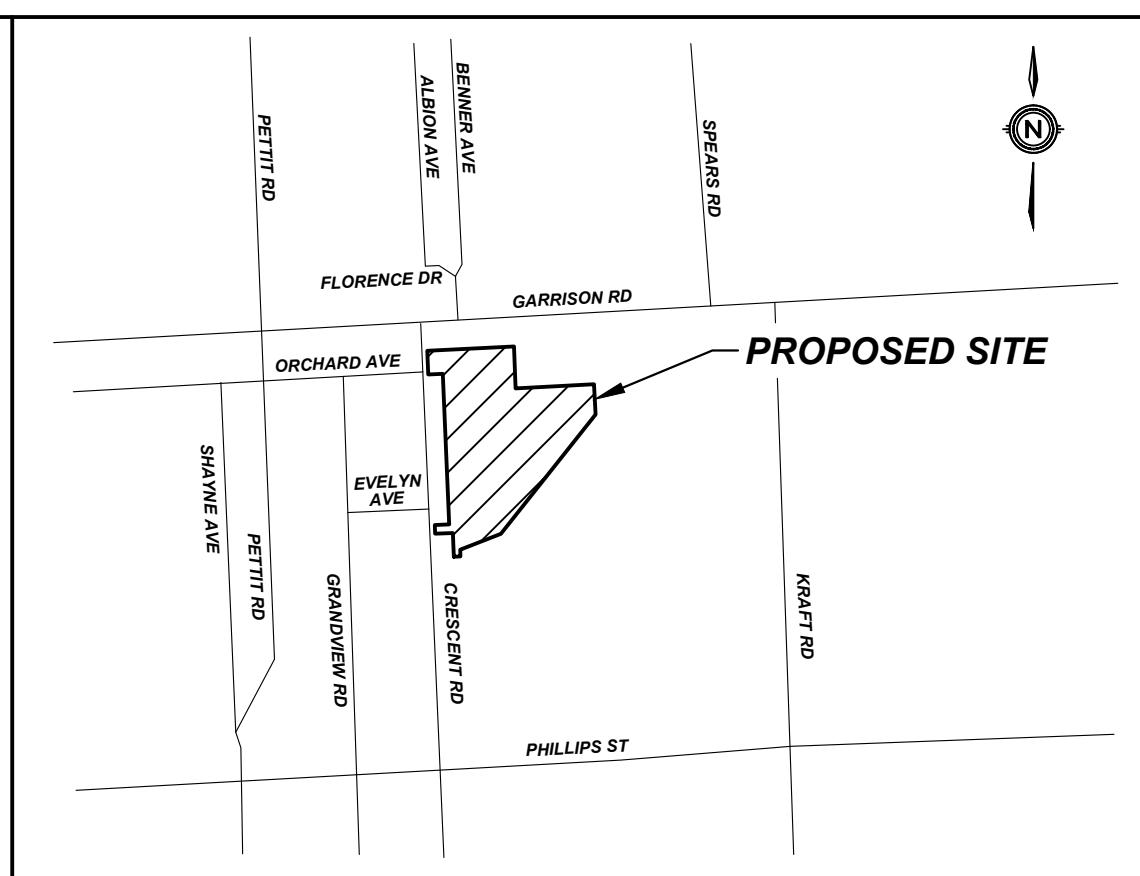
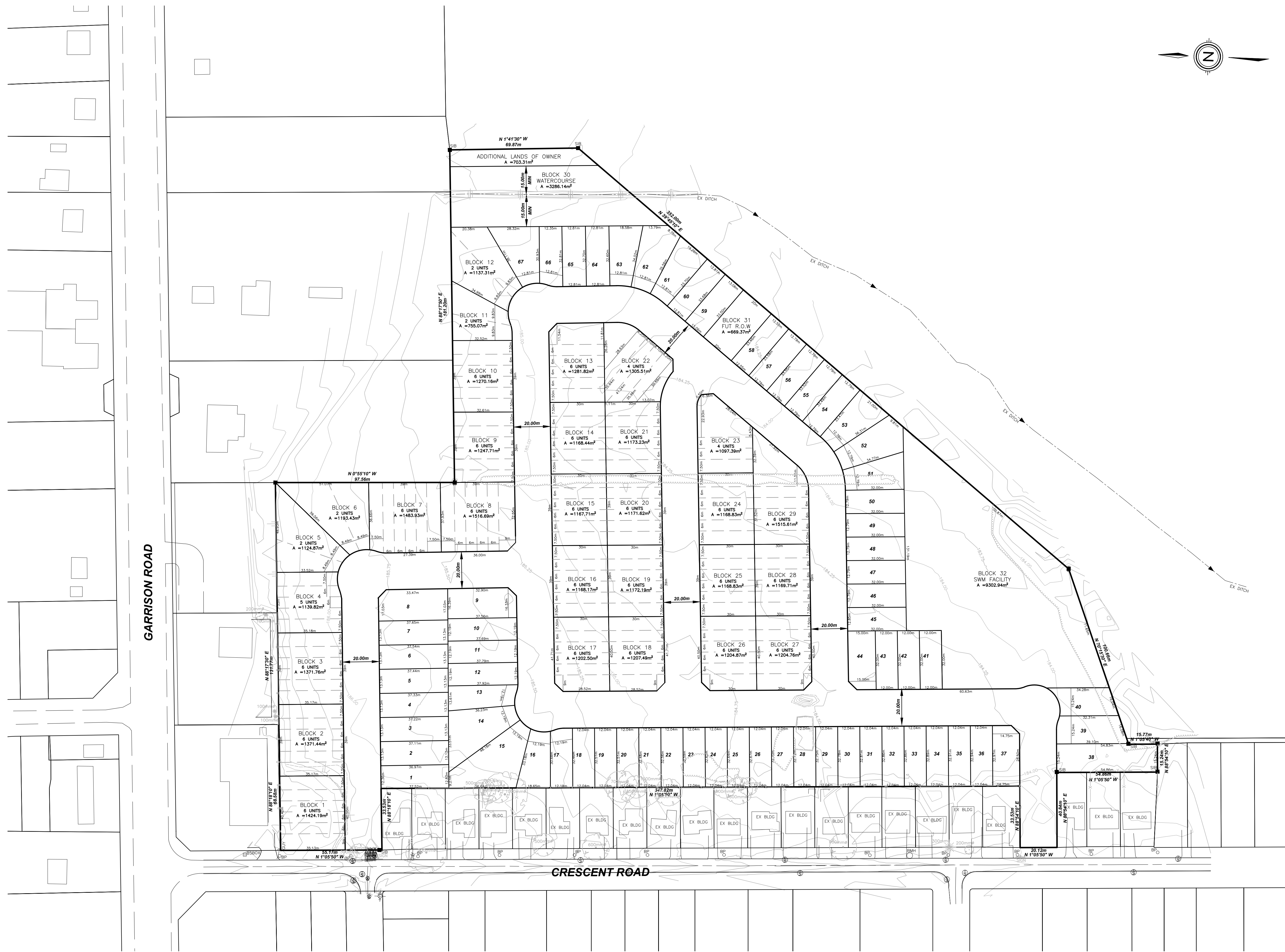


Ron Huizer, B. Sc. (Honours)
Principal

Attachment A. Crescent Acers Draft Plan of Subdivision
Attachment B. Natural Areas Inventory Area 295/296 Site Summary 2002

Attachment A

CRESCENT ACRES
TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PART OF LOT 4, CONCESSION 3 LAKE ERIE,
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE
BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF FORT ERIE
FOR APPROVAL.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
STREET TOWNS	1-4, 7-10, 12-29	145	3.137	29.37
SINGLE FAMILY RESIDENTIAL	LOTS 1-67	67	3.120	29.21
SEMI DETACHED RESIDENTIAL	5-6, 11-12	8	0.421	3.94
WATERCOURSE	BLOCK 30		0.328	3.07
FUTURE R.O.W	BLOCK 31		0.066	0.63
STORMWATER MGMT FACILITY	BLOCK 32		0.932	8.72
ROADWAY			2.607	24.41
ADDITIONAL LANDS OF OWNER			0.070	0.65
TOTAL		220	10.681	100.00

DEVELOPABLE AREA = 10.378 ha
DEVELOPABLE DENSITY = 21.20 units/ha

0	ISSUED FOR	YYYY-MM-DD	
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

30 Hanover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE	DRAFTING	G.S./M.C.
DRAFT PLAN OF SUBDIVISION CRESCENT ACRES	DATE	SEPTEMBER 20, 2022
	PRINTED	SEPTEMBER 22, 2022
	SCALE	1:1000
	DWG No.	19106-DP
	REV	0

Attachment B

TOWN OF FORT ERIE - NATURAL AREAS INVENTORY

SITE SUMMARY

AREA:
295/296

Size (ha): 130

OP Area: Urban

Watershed: Krafts Drain

Ownership: Private

Other Names:

Natural Areas Criteria Fulfilled

Rationale

- | | | |
|-----------------------------|-------------------------------------|--|
| 1: (Designated Areas) | <input checked="" type="checkbox"/> | Ft. Erie 02 PSW; FE14 Crescent Estates ESA |
| 2: (Hydrological Functions) | <input checked="" type="checkbox"/> | Stormwater Detention, Flood Control, Erosion Protection |
| 3: (Site Condition) | <input checked="" type="checkbox"/> | Portions of the site in excellent condition |
| 4: (Habitat Diversity) | <input checked="" type="checkbox"/> | High Level of Habitat Diversity |
| 5: (Special Features) | <input checked="" type="checkbox"/> | Significant plant and wildlife species; significant communities; |
| 6: (Representation) | <input checked="" type="checkbox"/> | Crescent Estates Complex |
| 7: (Socio-Economic Value) | <input type="checkbox"/> | |

Recommended Environmental Designation: Natural Area

Physical Description

Physiographic Feature: Haldimand Clay Plain

Topography: Bottomland

Slope: 0-20% Soils:

Drainage: Predominantly (> 50% of area) Poorly Drained; Seasonal ponding evident in > 10% of area

Ecological Communities:

<u>Polygon No.</u>	<u>ELC Code</u>	<u>ELC Community Description</u>
295b,c,d	SWT2-9	Gray Dogwood Mineral Thicket Swamp Type
295f	SWT2-2	Willow Mineral Thicket Swamp Type
296a,b,c	SWD2-2/SWD3-2	Green Ash Mineral Deciduous Swamp Type / Silver Maple Mineral Deciduous Swamp Type Complex
296e	SWD1	Oak Mineral Deciduous Swamp Ecosite
295a,296f	SWD1-3/SWD2-2/SWD3-2	Pin Oak Mineral Deciduous Swamp Type / Green Ash Mineral Deciduous Swamp Type / Silver Maple Mineral Deciduous Swamp Type Complex
296g	SWT2-11/MAM2-3	Southern Arrow-wood Mineral Thicket Swamp Type/ Redtop Mineral Meadow Marsh Type Complex
296d,296h	CUM/CUT/SWT/MAM	Cultural Meadow/Cultural Thicket/ Swamp Thicket/ Meadow Marsh Complex

Summary Description:

To be completed for final version

Inventory Details

<u>Assessment Type</u>	<u>Purpose</u>	<u>Date</u>	<u>Duration</u>	<u>Observers</u>
Field	Community Mapping / Floristic Inventory	October 25, 2002	3.0	KU

Comments: