**SLR Consulting (Canada) Ltd.**
300 Town Centre Blvd., Suite 200, Markham, ON L3R 5Z6

December 16, 2024

Attention: Melissa McKay, Vice President Developments & Acquisitions
1 Rosetta Street Inc. c/o LEV Living
West Office Tower
700 Lawrence Avenue West, Suite 375
Toronto, ON M6A 3B4

SLR Project No.: 209.065145.00001

**RE: 1 Rosetta Street, Georgetown, Ontario**
**Natural Heritage Characterization**

SLR Consulting (Canada) Ltd. (SLR) has been retained by LEV Living to complete a Natural Heritage Characterization for the proposed extension of St. Michaels Street in Georgetown, Ontario. This proposed road extension is related to the proposed redevelopment of 1 Rosetta Street and will require the removal of several trees within the existing unopened road allowance. As a result, the Town of Halton Hills (the Town) has requested an environmental review that evaluates potential impacts of the proposed tree removals with respect to the natural heritage policies of the Town and the Region of Halton (the Region).

This Natural Heritage Characterization was completed as part of a third submission for a Zoning By-law Amendment (ZBA) for the redevelopment of 1 Rosetta Street, though the study area for this assignment is focused on the unopened St. Michaels Street right-of-way between John Street and Caroline Street (the Site) (**Figure 1**).

The Site is bounded by John Street to the north, low-density residences to the west and east, and a parking lot for the Georgetown GO Station to the south. Land use surrounding the Site consists of low-density residential, commercial/industrial, and transportation (rail corridor). A hedgerow of planted trees between the Georgetown GO Station parking lot and St Michaels Street was also included in the study area (**Figure 2**). The Site measures approximately 0.25 ha and contains treed and meadow vegetation types. The Site is subjected to frequent human disturbance, including a blazed trail forming part of the Caledon Trailway connecting pedestrians to the Georgetown GO Station parking lot from John Street. In addition to use by pedestrians and dogs of the informal trail, SLR observed piles of illegally dumped yard waste, mown meadow vegetation, a concrete pad, gravelled areas, and discarded brush piles.

The scope of work for this Natural Heritage Characterization was to complete a desktop assessment of existing secondary source information and two reconnaissance visits to document natural heritage features and constraints present on and adjacent to the Site. The various natural heritage policy and regulatory constraints applicable to the Site are addressed within this report. The Site falls within the jurisdiction of Credit Valley Conservation (CVC) but is positioned outside the Regulation limit.

# Planning Context

Development within the Site is subject to several federal, provincial, and local environmental Acts, regulations, and policies. These documents provide direction and guidance regarding proposed changes in land use and the protection of natural heritage features and functions to support the application. The applicable natural heritage regulatory and policy framework that applies to the Site includes:

- *Provincial Planning Statement, 2024* (PPS)
- *Migratory Birds Convention Act, 1994* (MBCA)
- *Endangered Species Act, 2007*
- Federal *Species at Risk Act, 2002*
- Ontario Regulation (O. Reg.) 41/24: Prohibited Activities, Exemptions and Permits
- CVC (2010) Watershed Planning and Regulation Policies
- Town of Halton Hills Official Plan (Office Consolidation 2024)
- Halton Region Official Plan (Office Consolidation 2024)

The open source and online databases searched for relevant features and the potential constraints that may be applicable to the Site are identified in **Appendix A**. All Species of Conservation Concern (SoCC) listed in **Appendix A** as having records of occurrence within grid squares overlapping the Site were screened based on preferred habitat affinities and habitat present within the Site as well as surrounding urban land uses, overall size of the Site, and relative isolation of the Site within the landscape. The only SoCC for which habitat within the Site may be suitable are generalist species that occupy a variety of habitats (including anthropogenically disturbed areas), including Eastern Milksnake (*Lampropeltis triangulum*), Red-headed Woodpecker (*Melanerpes erythrocephalus*), Monarch (*Danaus plexippus*), Little Brown Myotis (*Myotis lucifugus*), Eastern Small-footed Myotis (*Myotis leibii*), Northern Myotis (*Myotis septentrionalis*), and Tri-colored Bat (*Perimyotis subflavus*). While occurrences of these species are possible within the Site, potential habitat within the Site would be considered marginal due to frequent anthropogenic disturbance and relative isolation of the Site within the landscape.

# Existing Conditions

## Natural Heritage Characterization

Through discussions with Town Planning staff, it was agreed that two site visits would be undertaken to visually characterize the natural features and wildlife habitat within the Site and compile a photographic record. Accordingly, a site visit was completed during leaf-on conditions on September 19, 2024 and a second site visit was completed during leaf-off conditions on November 21, 2024 to visually screen for evidence of wildlife use (incidental observations as well as tree cavities, mammal dens, bird nests, etc.) and characterize vegetation communities within the Site.

The Site is too small for any of its vegetation communities to be officially classified under the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al.*, 1998). However, the Site contains distinct communities with species structure and composition consistent with the ELC system, so these communities have been identified as such in this report. The Site contains a small (0.09 ha) cultural woodland containing several tree species, including Norway Maple (*Acer platanoides*), Trembling Aspen (*Populus tremuloides*), Manitoba Maple (*Acer negundo*), and Sugar Maple (*Acer saccharum*). Planted hedgerows of Eastern White Cedar (*Thuja occidentalis*) are present in neighbouring properties on both sides of the Site.

A cultural hedgerow containing Black Locust (*Robinia pseudoacacia*), Manitoba Maple, Austrian Pine (*Pinus nigra*), and Black Walnut (*Juglans nigra*) is present along the east side of the Site and between St. Michaels Street and the Georgetown GO Station parking lot.

The Site also contains a small (0.08 ha) cultural meadow containing Canada Goldenrod (*Solidago canadensis*), Wild Carrot (*Daucus carota*), Garlic Mustard (*Allaria petiolata*), New England Aster (*Symphyotrichum novae-angliae*), Canada Thistle (*Cirsium arvense*), Wild Red Raspberry (*Rubus idaeus*), and Common Ragweed (*Ambrosia artemisiifolia*).

Incidental wildlife observations within the Site included Downy Woodpecker (*Dryobates pubescens*), Blue Jay (*Cyanocitta cristata*), Black-capped Chickadee (*Poecile atricapilus*), Red-breasted Nuthatch (*Sitta canadensis*), American Crow (*Corvus brachyrhynchos*), Red Squirrel (*Tamiasciurus hudsonicus*), and Eastern Gray Squirrel (*Sciurus carolinensis*). Several Eastern Gray Squirrel dreys (leaf nests) were present within the Site.

## Pileated Woodpecker

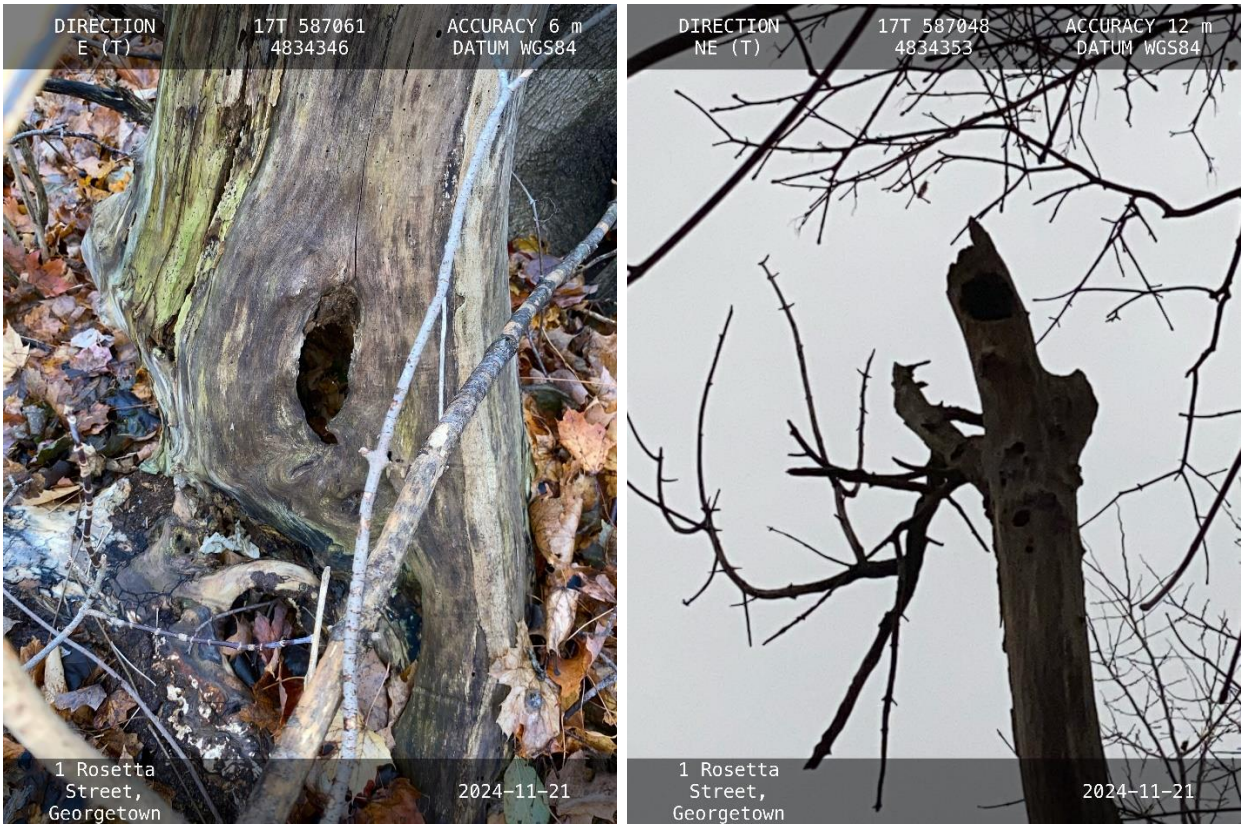
Town Planning staff also requested an opinion be provided regarding the potential use of the Site by Pileated Woodpecker (*Dryocopus pileatus*) based on feedback provided by a local resident who reported on observation in the area. As part of each site visit, SLR conducted a thorough screening of every tree within the Site during both leaf-on and leaf-off conditions. Leaf-off conditions were purposefully included to optimize visibility of tree stems and canopies for identification of potential nesting or feeding cavity evidence.

Pileated Woodpecker was listed as a Schedule 1 species in Environment and Climate Change Canada's (ECCC) Migratory Birds Regulations, 2022 which is a new subsection of the MBCA. Under these new regulations, the cavity nests of Pileated Woodpecker are protected from disturbance or destruction for a period of 36 months since last confirmed occupation. Pileated Woodpecker nests in mature mixed or coniferous forests or in younger forests with several large, dead trees. Typically, Pileated Woodpecker nesting trees exceed 40 cm in diameter at breast height (DBH) and have heart rot for nest excavation (ECCC, 2023).

Pileated Woodpecker was not observed, and no feeding nor nesting holes were observed in any tree during this leaf-on survey. None of the trees over 40 cm DBH exhibited signs of heart rot nor feeding/roosting/nesting cavities. Three dead and dying Manitoba Maples contained cavities and hollows that may have previously provided or currently provide habitat for wildlife. The top of Tree 352 (with two stems measuring 35 cm DBH each) at the north end of the Site had broken due to advanced decay and most of its bark had sloughed off. The interior of the tree was hollow and its exterior was covered with small (~5-10 mm) feeding holes, probably from Downy Woodpecker. One intact cavity hole (~5 cm) was observed near the break in the tree (**Photo 1**). Evidence of a larger hole that could have been excavated by a larger species may have been present at the breaking point of the stem but was difficult to confirm due to twisting of the trunk as it broke. Due to advanced decay, this tree is no longer suitable for woodpecker species but may be suitable for SoCC bats including Little Brown Myotis, Eastern Small-footed Myotis, Northern Myotis, and Tri-colored Bat.


**Photo 1: Manitoba Maple (Tree 352) with broken top, hollowed interior, cavity hole, and feeding holes**

Another dead Sugar Maple (Tree 347, measuring 28 cm DBH) contained a natural hollow near the base of one stem and a small cavity (~5 cm) near the top of the second stem (**Photos 2** and **3**, respectively). This tree is not suitable for Pileated Woodpecker but may be suitable for SoCC bats. A third Manitoba Maple (Tree 252, measuring 36 cm DBH on one stem and 23 cm DBH on the other) contained the same small (5-10 mm) feeding holes as Tree 352, presumably from Downy Woodpecker, but no cavities were evident.




**Photos 2 and 3: Natural hollow at the base (left) and small cavity at the top (right) of Tree 347.**

Several of the incidentally observed wildlife species, including Downy Woodpecker, Black-capped Chickadee, Red-breasted Nuthatch, and Red Squirrel, nest in cavities.

## Species of Conservation Concern

Habitat opportunities within the Site appear limited and likely most suitable for commonly occurring urban wildlife species such as Blue Jay, American Crow, and Eastern Gray Squirrel. The site does not provide suitable habitat for urban or woodland SoCC with records near the site, including Chimney Swift, Eastern Wood-pewee, and Wood Thrush.

The Site may provide marginal day roost habitat for SoCC such as Little Brown Myotis, Eastern Small-footed Myotis, Northern Myotis, and Tri-colored Bat as it contains only a few dead trees (snags) with suitable attributes for bat habitat such as cavities, cracks, crevices, and loose or peeling bark. In addition to these snags, a few Norway Maples contained dead leaf clusters potentially suitable for Tri-colored Bat day roosting.

These potential bat trees may also provide habitat for three additional bat species, Eastern Red Bat (*Lasiurus borealis*), Hoary Bat (*Lasiurus cinereus*), and Silver-haired Bat (*Lasionycteris noctivagans*), which have recently been classified as Endangered by the Committee on Species at Risk in Ontario and are anticipated to be added to the Species at Risk in Ontario list (and officially receive species and habitat protections under the *Endangered Species Act, 2007*) by January 31, 2025 (Ministry of the Environment, Conservation and Parks, 2024).

Given the small number of trees (three) affording potential SoCC bat habitat, the Site's surrounding urban land use and relative isolation from larger and significant woodland or

valleys, the potential for use of the Site by any SoCC bat species is estimated to be very low. Targeted surveys may be warranted to confirm presence or absence of SoCC bats prior to tree removal but are not required at this stage in the planning process since approval and compliance mechanisms exist under the *Endangered Species Act, 2007* to address occasional use of sites such this one prior to construction.

# Policy Context

Based on a desktop and policy review and the results of the field reconnaissance, a preliminary constraints analysis and mapping was undertaken to identify and address the natural heritage regulatory and policy issues, and scope additional field programs that may be needed to fill data gaps. This mapping included an overlay of the constraints present within and adjacent to the Site, in accordance with the municipal planning policies and standards of the Town (**Figure 1**).

The Site does not contain watercourses, waterbodies, woodlands (including significant woodlands, which measure at least 0.5 ha per the Town of Halton Hills Official Plan [Office Consolidation 2024]), wetlands (including PSW), ANSI, Environmentally Significant Areas, Natural Heritage Systems (including Regional Greenlands and Key Natural Heritage Features), Greenbelt Plan Areas, or Oak Ridges Moraine Areas within 120 m.

The Town of Halton Hills Official Plan (Office Consolidation 2024) Schedule H3 – Georgetown GO Station Area Land Use Plan identifies the south portion of the Site as Redevelopment Site and High Density Residential/Mixed Use Area 2. A Proposed Road Extension is also shown within the Site on this map. The north portion of the Site is Low Density Residential Area, which is representative of current land use in this area. A Pedestrian Trail Connection is also shown overlapping the Proposed Road Extension. Surrounding lands to the north and west are zoned Low Density Residential. Lands to the east are zoned Low Density Residential and Medium Density Residential/Office Area. Lands to the south are zoned Major Transit Station Area/Rail Buffer.

The Town of Halton Hills Official Plan Appendix X1A does not show any Environment – Natural Areas (including PSW, Regionally Significant Wetlands, unevaluated wetlands, woodlands, Environmentally Sensitive Areas, or ANSI) within 120 m of the Site.

The entire Site and adjacent lands within 120 m are mapped as Urban Area on the Halton Region Official Plan (Office Consolidation 2024) Map 1G – Key Features within the Greenbelt and Regional Natural Heritage Systems. As a result of recent provincial direction regarding land use, the Halton Region's natural heritage polices are now upheld by the Town of Halton Hills as part of land-use planning approvals.

The Halton Region (2006) Tree By-law No. 121-05 does not apply to the trees within the Site as they are not part of a woodland over 0.5 ha nor within the Regional Greenlands System.

# Conclusion

The compilation of the natural heritage constraints discussed above relied on information gathered during two site visits and information readily available through various databases. This approach was agreed to through discussions with Town Planning staff as being suitable for the screening of potential natural heritage constraints within the Site.

The Site does not contain watercourses, waterbodies, woodlands (including significant woodlands), wetlands (including PSW), ANSI, Environmentally Significant Areas, Natural Heritage Systems (including Regional Greenlands and Key Natural Heritage Features), Greenbelt Plan Areas, or Oak Ridges Moraine Areas within 120 m. The vegetation within the

Site can be characterized as small, unmanaged cultural communities heavily influenced by human activity and dominated by non-native and invasive species. Habitat opportunities within the Site appear limited and likely most suitable for commonly occurring urban wildlife species.

A targeted search for Pileated Woodpecker habitat features during both leaf-on and leaf-off conditions did not identify any suitable potential nest cavities within the Site. A few dead trees within the Site exhibited habitat features that may be suitable for SoCC bats. Should the presence of SAR bats be confirmed prior to tree removal, approval and compliance mechanisms exist under the *Endangered Species Act, 2007.* However, given the small number of trees (three) affording potential SoCC bat habitat, the Site's surrounding urban land use and relative isolation from larger and significant woodland or valleys, the potential for use of the Site by any SoCC bat species is estimated to be very low.

# Statement of Limitations

This report has been prepared by SLR Consulting (Canada) Ltd. (SLR) for LEV Living (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this report, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

Any findings, conclusions, recommendations, or designs provided in this report are based on conditions and criteria that existed at the time work was completed and the assumptions and qualifications set forth herein.

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Nothing in this report constitutes a legal opinion nor does SLR make any representation as to compliance with any laws, rules, regulations, or policies established by federal, provincial territorial, or local government bodies, other than as specifically set forth in this report. Revisions to legislative or regulatory standards referred to in this report may be expected over time and, as a result, modifications to the findings, conclusions, or recommendations may be necessary.

# Closure

Regards,

**SLR Consulting (Canada) Ltd.**

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Attachments Figure 1: Natural Heritage Existing Conditions
Figure 2: Development Plan

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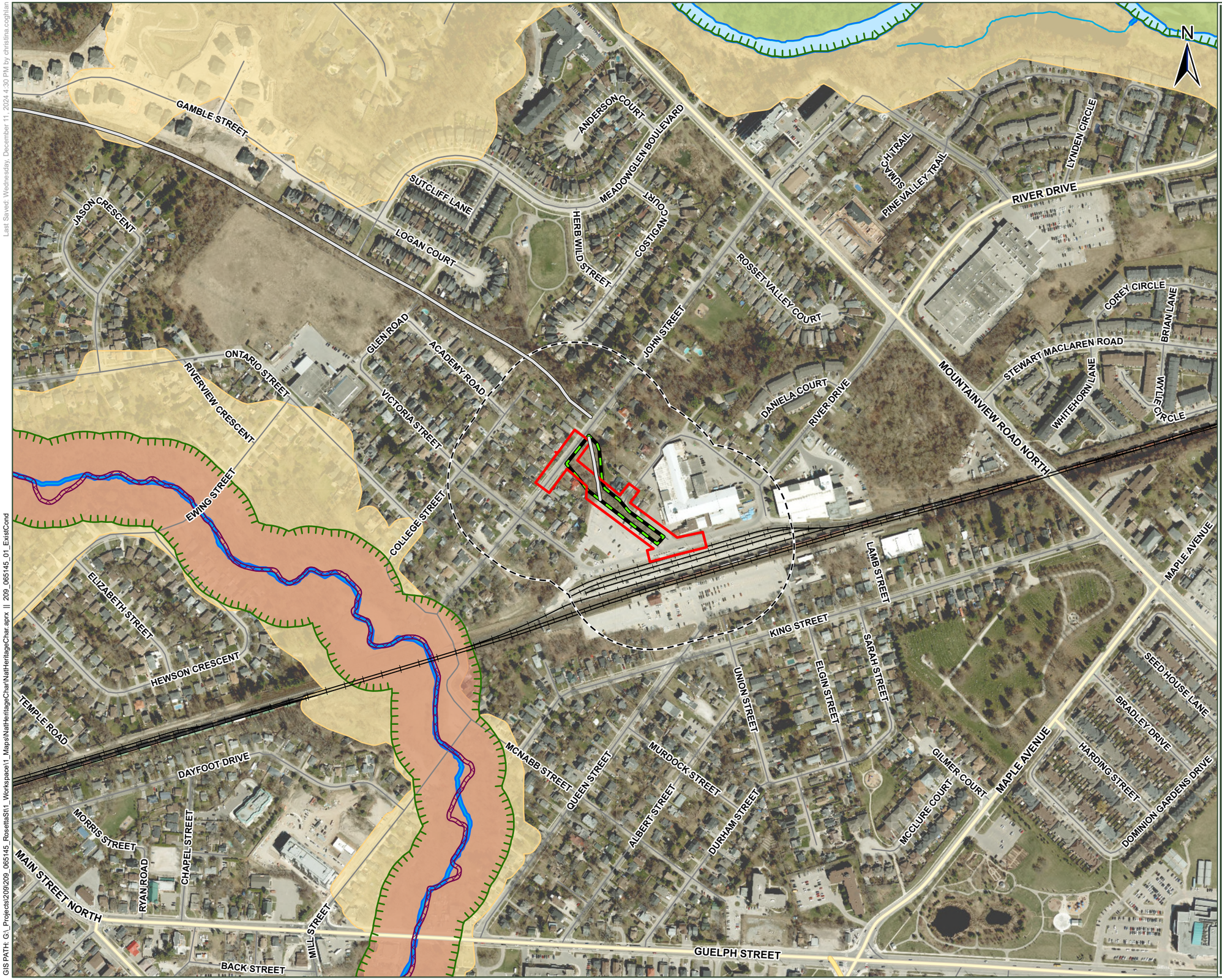
## Appendix A: Desktop Review Results

| Database | Potential Constraint |
|---|---|
| Natural Heritage Information Centre (NHIC) Make A Map: Natural Heritage Areas Application (Ministry of Natural Resources and Forestry, 2024), Squares 17NJ8634 and 17NJ8734 | Within Site:<br>• Eastern Milksnake<br>Within 1 km of Site:<br>• Greenbelt Urban River Valley along the Credit River West Branch<br>• Greenbelt Protected Countryside<br>• Natural Heritage System<br>• Credit River and Credit River West Branch<br>• Georgetown Credit Valley Regional Life Science Area of Natural or Scientific Interest (ANSI)<br>• Woodlands<br>• Midland Painted Turtle (*Chrysemys picta marginata*), Wood Thrush (*Hylocichla mustelina*), Eastern Wood-pewee (*Contopus virens*), Chimney Swift (*Chaetura pelagica*), Redside Dace (*Clinostomus elongatus*), Western Chorus Frog (*Pseudacris maculata pop. 1*), Eastern Ribbonsnake (*Thamnophis sauritus*), Snapping Turtle (*Chelydra serpentina*), Potter Wasp species (*Parancistrocerus leionotus*), Hoary Long-horned Bee (*Peponapis pruinosa*), and Virginia Bluebells (*Mertensia virginica*) |
| OGSEarth Geological Maps and Digital Data (Ministry of Northern Development and Mines, 2024) | • Clay to silt textured till and ice-contact stratified deposits of sand and gravel with minor silt, clay, and till<br>• Bedrock: Shale, siltstone, and minor limestone and sandstone of the Queenston formation |
| CVC (2024) Regulation Mapping | • None of the Site falls within CVC's regulation limits |
| Fisheries and Oceans Canada (2024) Aquatic Species at Risk Map | • The Credit River West Branch within 1 km of the Site provides critical habitat for Redside Dace<br>• Aquatic SoCC within 1 km of the Site include Redside Dace |
| Ontario Breeding Bird Atlas (Birds Canada, 2024), Square 17TNJ83 | • SoCC within the grid square overlapping the Site include Common Nighthawk (*Chordeiles minor*), Eastern Whip-poor-will (*Antrostomus vociferus*), Chimney Swift, Red-headed Woodpecker, Eastern Wood-pewee, Bank Swallow (*Riparia riparia*), Barn Swallow (*Hirundo rustica*), Wood Thrush, Grasshopper Sparrow (*Ammodramus savannarum*), Bobolink (*Dolichonyx oryzivorus*), Eastern Meadowlark (*Sturnella magna*), Louisiana Waterthrush (*Parkesia motacilla*), and Canada Warbler (*Cardellina canadensis*)<br>• Species listed on Schedule 1 of the Migratory Bird Regulations, 2022 under the MBCA within the grid square overlapping the Site include Pileated Woodpecker |

| Database | Potential Constraint |
|---|---|
| | (*Dryocopus pileatus*), Great Blue Heron (*Ardea herodias*), and Green Heron (*Butorides virescens*) |
| Ontario Reptile and Amphibian Atlas (Ontario Nature, 2019), Square 17NJ83 | • Midland Painted Turtle, Snapping Turtle, Eastern Milksnake, Eastern Ribbonsnake, Western Chorus Frog, Jefferson Salamander (*Ambystoma jeffersonianum*), and Unisexual Ambystoma (Jefferson Salamander-dependent population) (*Ambystoma laterale-(2) jeffersonianum*) |
| Ontario Butterfly Atlas (Toronto Entomologists' Association, 2023), Square 17NJ83 | • Monarch and Black Dash (*Euphyes conspicua*) |
| iNaturalist (2024a, b) Herps of Ontario and (NHIC) Rare Species of Ontario Databases | • Jefferson Salamander, Eastern Milksnake, Midland Painted Turtle, Wood Thrush, Eastern Wood-pewee, Monarch, Snapping Turtle, Hoary Long-horned Bee, Fraternal Potter Wasp (*Eumenes fraternus*), and Potter Wasp species |
| eBird (2024) | • SoCC within 1 km of the Site include Chimney Swift, Eastern Meadowlark, Rusty Blackbird (*Euphagus carolinus*), Barn Swallow, Peregrine Falcon (*Falco peregrinus*), and Eastern Wood-pewee<br>• Species listed on Schedule 1 of the Migratory Bird Regulations, 2022 under the MBCA within 1 km of the Site include Great Egret (*Ardea alba*), Green Heron, Great Blue Heron, and Pileated Woodpecker |
| Atlas of the Mammals of Ontario (Dobbyn, 1994) | • Little Brown Myotis, Eastern Small-footed Myotis, Northern Myotis, and Tri-colored Bat |




**LEGEND:**

- PROPOSED LIMIT OF DISTURBANCE
- 120M BUFFER OF PROPOSED LIMIT OF DISTURBANCE
- NATURAL HERITAGE STUDY AREA
- CALEDON TRAILWAY
- HIGHWAY
- MAJOR ROAD
- LOCAL ROAD
- RAILWAY
- WATERCOURSE (PERMANENT)
- AQUATIC SPECIES AT RISK DISTRIBUTION 2024 (DFO)
- REGULATION LIMIT (CREDIT VALLEY CONSERVATION)
- WATERBODY

**AQUATIC RESOURCE AREA THERMAL REGIME (WATERCOURSES)**

- COLD

**GREENBELT DESIGNATION**

- PROTECTED COUNTRYSIDE
- URBAN RIVER VALLEY
- GREENBELT OUTER BOUNDARY

**NOTES:**

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3. Orthoimagery: Peel Region, Town of Oakville, Maxar. Imagery flown in 2023.
2. Contains Information made available under the Credit Valley Conservation Authority Open Data Licence v1.0

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SCALE 1:5,000
PAGE SIZE: 11 x 17
NAD 1983 UTM Zone 17N

THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR NAVIGATION

ROSETTA STREET INC.
1 ROSETTA STREET,
GEORGETOWN, ONTARIO

NATURAL HERITAGE CHARACTERIZATION

# NATURAL HERITAGE EXISTING CONDITIONS

SLR

FIGURE NO:
**1**

DATE: December 11, 2024

PROJECT NO: 209.065145.00001

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**LEGEND:**

- PROPOSED LIMIT OF DISTURBANCE
- 120M BUFFER OF PROPOSED LIMIT OF DISTURBANCE
- NATURAL HERITAGE STUDY AREA
- POTENTIAL WILDLIFE TREE LOCATION
- CALEDON TRAILWAY
- LOCAL ROAD
- RAILWAY
- REGULATION LIMIT (CREDIT VALLEY CONSERVATION)

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SCALE 1:800
PAGE SIZE 11 x 17
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AND SHOULD NOT BE USED FOR NAVIGATION

ROSETTA STREET INC.
1 ROSETTA STREET,
GEORGETOWN, ONTARIO

NATURAL HERITAGE CHARACTERIZATION

## SITE EXISTING CONDITIONS

SLR

FIGURE NO:
**2**

DATE: December 16, 2024

PROJECT NO: 209.065145.00001

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