Myler Ecological Consulting

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28 November, 2024

Adam Boudens, Senior Environmental Planner / Ecologist
Niagara Region
1815 Sir Isaac Brock Way
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RE: 5205 King Street, Lincoln (Beamsville) – Other Woodlands – File No. PLPRE202400773

Myler Ecological Consulting (Myler) was retained by Urbanlink Developments (Beamsville) Limited (the proponent) to address the Environmental Impact Study (EIS) requirement identified at the 27 June 2024 Pre-Consultation for the proposed development of the property at 5205 King Street, Lincoln (Beamsville).

The Town of Lincoln noted the rezoning of EC to GC on part of the property, with no concern about the watercourse and floodplain components that were subject to a Niagara Peninsula Conservation Authority (NPCA) Work Permit. However, Region approval is required for removal of the EC designation relating to the extent of Other Woodlands on the property.

The Region's Pre-Consultation comments requested an EIS. During a 12 August 2024 meeting, Region staff scoped the EIS to a 'technical memo' focused on the pre-existing and restored extent of Other Woodlands and the resulting Niagara Official Plan (NOP) policy compliance relating to Other Woodlands.

Myler's July 2023 EIS in support of the watercourse realignment included investigation of vegetation communities at and adjacent to the property (see **Figure 1**, below).

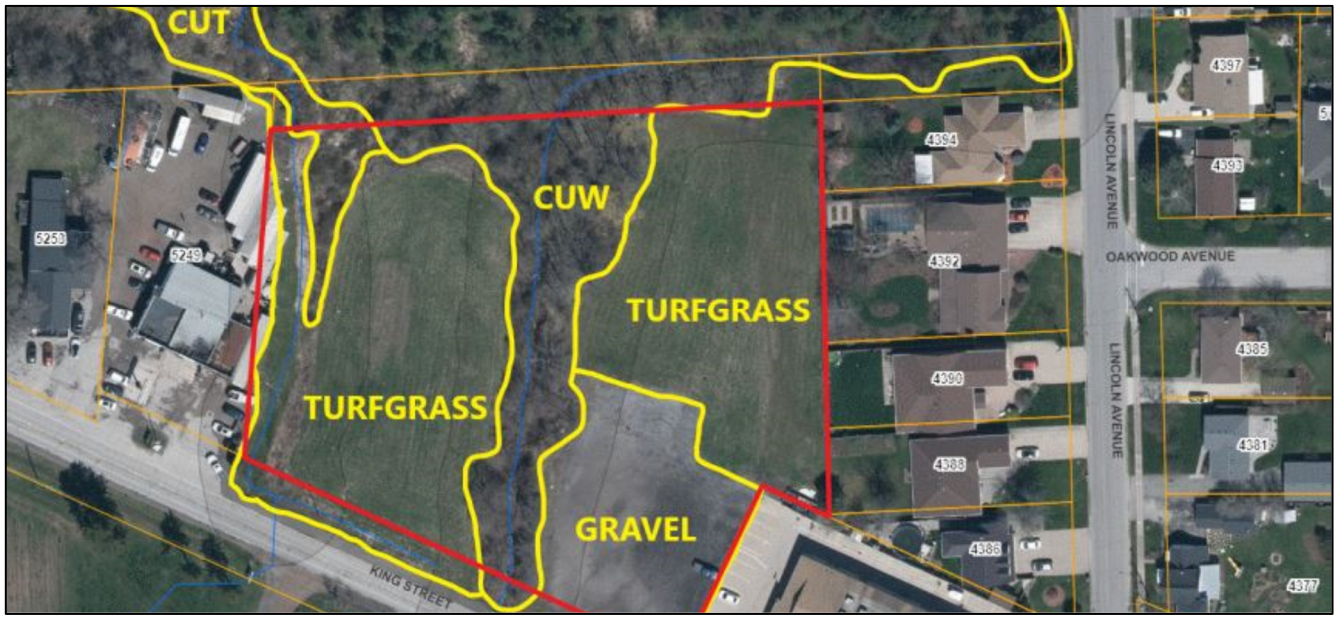


Figure 1: ELC vegetation community mapping from the July 2023 EIS shows the extent of cultural woodland (CUW) at 5205 King Street.

Figure 1 shows that the cultural woodland (CUW) on the property is a very narrow extension of a broader area of woodland offsite to the north. On its own, most of the CUW on the property is too narrow to satisfy the Region's Other Woodlands definition, being mostly comprised of only a hedgerow-like single row of trees on each side of the channelized central watercourse and only widening into a community with woodland character near the property's northern boundary. Nevertheless, the connection and function of the CUW riparian corridor in relation to the off-site broader woodland was acknowledged in the EIS and on the watercourse realignment design that were submitted to NPCA in support of the granted NPCA Work Permit.

The realigned watercourse was designed to include trees and shrubs in a broader buffering vegetated riparian corridor created within the property's western portion and in a similarly vegetated connecting riparian corridor within the Town's unopened road allowance where the realigned watercourse was connected to the off-site, downstream watercourse channel. As a result, the total areal extent of Other Woodlands was maintained. Additionally, the buffer function, floristic and wildlife habitat quality of Other Woodlands was enhanced by widening the corridor and by the diversity of native plant, shrub and tree species specified for the riparian restoration on the landscape plan that was approved by NPCA.

Approximately 2,867 m^2 of Other Woodlands was affected by the watercourse realignment, including a portion permanently removed along the central watercourse and a portion temporarily disturbed and permanently restored to create the connecting channel segment within the adjacent unopened road allowance (see **Figure 2**, below).

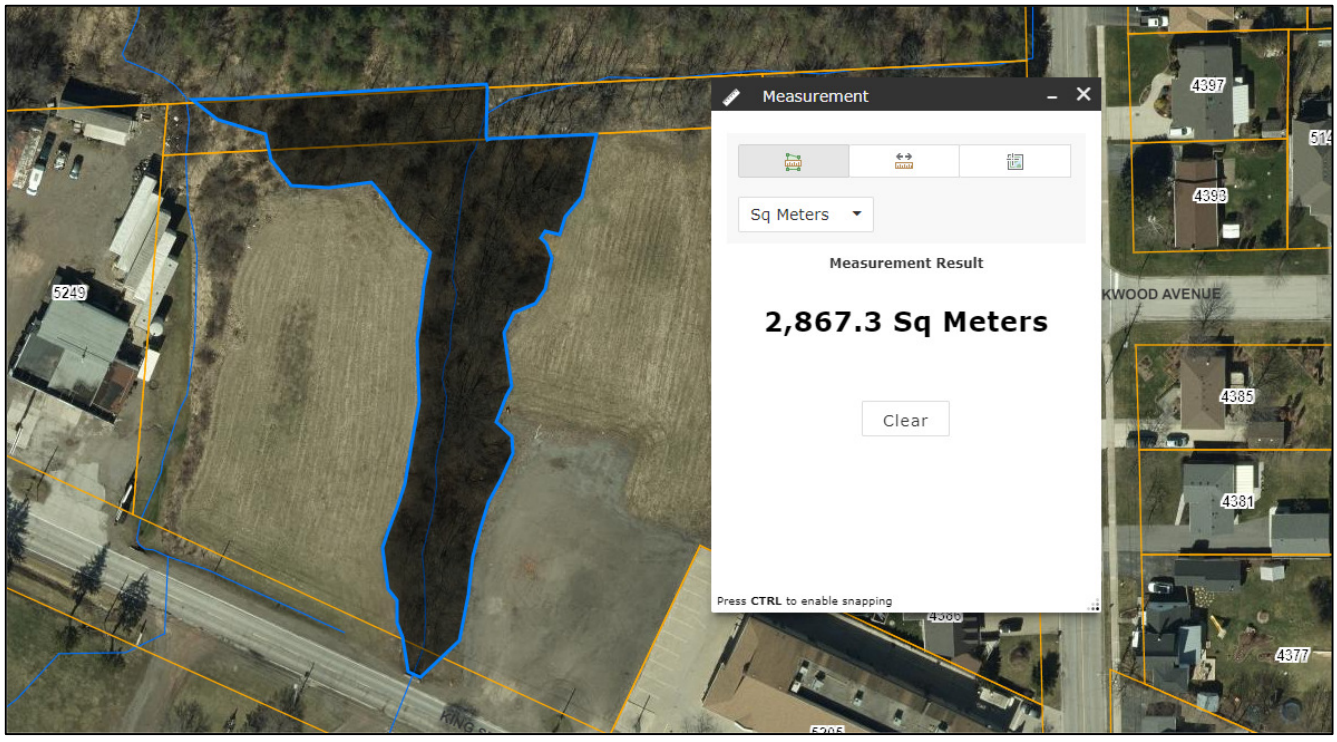


Figure 2: Approximately 2,867 m^2 of Other Woodlands was removed or temporarily disturbed with the watercourse realignment.

The realignment design compensated the removal and temporary disturbance of Other Woodlands with a total of approximately 2,878 m^2 of restored planted riparian corridor specified on the realignment design and its restoration landscape plan.

The qualitative enhancements were realized first through the replacement of the deeply incised and eroding artificial watercourse channel segment by a natural channel with stable bank grades. The

restoration landscape plan overlaid on that natural channel and its flanking riparian corridor replaced the pre-existing narrow corridor of young Manitoba Maple and Black Walnut and mostly non-native shrubs including principally Common Buckthorn, Multiflora Rose, Sweetbrier, Tatarian Honeysuckle and Privet with a diversity of native species. After channel construction and grading, the restored riparian corridor was seeded with OSC's Rural Ontario Roadside Native Seed Mix and was planted with 8 species of native deciduous trees and 10 species of native deciduous shrubs.

Accordingly, NOP Policy 3.1.18.1 compliance is achieved as neither of the watercourse realignment design nor the proposed development dismissed the pre-existing extent of Other Woodlands and instead ensured their permanent conservation and enhancement in the realigned riparian corridor.

NOP Policy 3.1.20.1 declares the Region's support for enhancements to the natural environment system to support ecological functions and to improve ecological integrity. The enhancements included in the watercourse realignment design are consistent with that policy.

NOP Policy 3.1.11.4 addresses Other Woodlands buffers in settlement areas. The realigned watercourse segment's riparian corridor was designed at the outset to be wider than the pre-existing watercourse corridor, to anticipate and incorporate required watercourse and woodland buffers with a 'built-in' wider buffering vegetated riparian corridor, a wider extension of Other Woodlands across the property than previously existed. The wider corridor is respected by the extent of the proposed development.

I trust that the Region is satisfied that the Other Woodlands at the site was conserved and enhanced by the NPCA-approved watercourse realignment and will continue to exist and function with the proposed development of the property.

Sincerely,

Barry Myler
Biologist