

April 16, 2025

BEL 224311

Mr. Todd Shoalts
Lester Shoalts Limited
214 West Street
Port Colborne, ON L3K 4E3

via e-mail: toddshoalts@shoaltsdev.com

**Re: EIS Addendum, Proposed Plan of Subdivision
Westwood Estates Phase 3
0 Cement Road, City of Port Colborne
City Planning Department Files: D09-01-23, D14-02-23, D12-01-23**

Dear Mr. Shoalts:

Beacon Environmental Limited (Beacon) has completed an Environmental Impact Study (EIS) Addendum in support of the Westwood Estate Phase 3 proposed plan of subdivision located at 0 Cement Road, City of Port Colborne, hereafter referred to as the subject property.

As background, an EIS in support of the proposed development was prepared by LCA Environmental Consultants and Ecological & Environmental Solutions (dated February 2023). Following submission of the report and review by the Niagara Region and Niagara Peninsula Conservation Authority (NPCA), an EIS Addendum was prepared by Ecological & Environmental Solutions (dated February 29, 2024) and provided for review. Following review of the EIS and Addendum, the Region and NPCA provided additional comments which are provided in **Attachment A**. Both the NPCA and Region requested that a site survey be conducted with all parties to review the extent of wetland and other features and that this may necessitate changes to the draft plan and require an additional EIS Addendum.

A site visit was arranged and undertaken on October 24, 2024, with Beacon and staff of the Region and NPCA to review and confirm the extent of wetland and woodland within the proposed development area. The survey resulted in an agreed extension of wetland areas in the northern and southern portions of the property and the extent of a small area of woodland extending southward from the boundary of north wetland. During the site visit Beacon flagged boundaries, and these boundaries were surveyed by Upper Canada Consultants and Beacon in November 2024. In addition, during the site visit it was noted that a naturalized 50 m wide corridor connecting the north and south wetlands to support wildlife movement, particularly frogs and snakes, should be included in a revised draft plan as this corridor was identified in the Westwood Park Secondary Plan. Further, replacement compensation for the removal of areas of wetland and woodland would need to be addressed and detailed in an EIS Addendum.

This letter represents the requested EIS Addendum which is based on a revised draft plan.

Re-evaluation of Provincially Significant Wetland Unit

As part of the revising of the draft plan, to address natural heritage constraints identified during the agency site survey, a re-evaluation of the Provincially Significant Wetland (PSW) status of the wetland area in the northern portion of the property was undertaken by Beacon.

In January 2023, the province issued a new version of the Ontario Wetland Evaluation System (OWES) that allows for existing evaluated wetlands to be re-evaluated under this new system at any time by an OWES Certified Wetland Evaluator and to report the findings to the local planning authority. Under the new OWES, existing wetlands can be re-mapped by a certified wetland evaluator at any time without being evaluated or can be re-evaluated at any time to determine their status as significant or not. Additionally, wetlands areas no longer need to be complexed and a formerly complexed wetland area can be re-evaluated as an individual wetland.

As part of this EIS Addendum wetland unit 5 within the Wainfleet Eagle Marsh Drain Wetland Complex as evaluated by the Ministry of Natural Resources and Forestry (MNRF) in 2009 was re-evaluated by Beacon in accordance with the OWES (2023). The re-evaluation of wetland unit 5 was carried out by Beacon's certified wetland evaluator Mr. Ron Huizer. The re-evaluation was based on field surveys conducted by Mr. Huizer in the fall of 2024, information contained in the data record of the wetland evaluation completed by MNRF in June 2009, and information contained in the EIS completed by LCA Environmental Consultants and Ecological & Environmental Solutions for the subject lands in 2023.

The OWES scoring summary of the re-evaluation is provided below.

Biological Component	78 points
Social Component	63 points
Hydrological Component	188 points
Special Features Component	98 points
Total Score	427 points

The province of Ontario considers a wetland area to be a PSW if under the OWES either of the following criteria are met:

- It achieves a score of 600 or more points; or
- If it scores 200 or more points in the Biological or Special Features component.

It has therefore been determined that the re-evaluated wetland unit 5 does not meet the criteria to be identified as PSW under the new OWES. As required the City of Port Colborne Planning Department and the Ministry of Natural Resources and Forestry (MNRF) were notified of the change in the wetland status from PSW to Evaluated Non-PSW (see correspondence in **Attachment B.**)

Revised Draft Plan

A revised draft plan is provided in **Attachment C**. With respect to the 2022 Niagara Region Official Plan (NOP 2022) natural heritage policies, the Region has stated that based Policy 3.1.30.3.1, time of the initiation of pre-consultation before NOP 2022, and Policy 3.1.30.4.1 prior approval of a Secondary Plan, the natural heritage policies of the NOP 2022 do not apply and that policies in accordance with

the approved Westwood Park Secondary Plan are applicable. The natural heritage policies of the Secondary Plan are in conformity with the policies of Section 7 of the 2014 NOP.

The Westwood Park Secondary Plan as detailed in Section 5.3 and on Schedule G in the City of Port Colborne Official Plan (OP revised 2020) provides direction for the development of the subject lands. Schedule G is provided in **Attachment C**. Schedule G shows that to link with existing services, Sugarloaf Street is extended westward and connected to an internal street network, which then links to Cement Road to the West. The proposed draft plan includes these elements, with an extension of Sugarloaf Street, internal streets A and B, which link with Cement Road and an extension of Lancaster Drive.

With respect to natural heritage, for the subject lands the Secondary Plan identifies two areas as Environmental Protection (EP), which represent Provincially Significant Wetland, one in the north and one in south. The Plan also shows a 30 m Environmental Buffer to the two EP areas. A corridor along the east boundary that links the two EP areas is identified as Environmental Conservation EC. The proposed draft plan retains the EP and EC features. However, as discussed above, the EP PSW in the north was re-evaluated and no longer supports an EP designation. As stated in Section 5.3.5.7 in the City OP "Nothing contained within this Plan shall prevent opportunity by private landowners to undertake evaluation of identified environmental constraints through completion of an Environmental Impact Study, or in the case of a *Provincially Significant Wetland*, a *Wetland Evaluation Study*. If proven to vary from established limits and accepted by the respective approval authority, adjustments to constraint delineation can be made without amendment to this plan." The re-evaluated wetland in the north now supports an EC - *Non-Provincially Significant Wetlands* designation as set out in Section 4.3 of the City OP. The boundary of this wetland area as shown in the Secondary Plan has been extended southward. The boundary of the EP- PSW wetland area in the south has been extended northward (see draft plan in **Attachment C**).

A small 0.26 ha area of woodland has been identified that extends southward from the boundary of north wetland. Following the Ecological Land Classification criteria the woodland represents a Mineral Cultural Woodland (CUW1), supporting a mix of young age tree species with tree cover that is greater than 35% but less than 60%. The small woodland does not meet the requirements for Significant Woodlands as set out in Section 4.3.5 of the City OP, as it is less than 2 ha in size, does not support species at risk, does not overlap with another significant natural heritage feature, or abut with a water body greater than 2 ha in size.

For the EP and EC within the subject lands, the proposed revised draft plan design as detailed in **Attachment C** has the following elements:

- Removal of 0.66 ha of EC - Non-Provincially Significant Wetland in the north to accommodate housing along the north side of the Sugarloaf Street extension;
- Removal of 0.26 ha of cultural woodland to accommodate housing along the internal street network;
- Retention of 8.4 ha of EC- Non-Provincially Significant Wetland in Block 166 in the north;
- Retention of 5.5 ha of EP- PSW in Block 167 in the south;
- An EP-30 m buffer along the boundary of the EP- PSW Block 167;
- Retention and enhancement of a 50 m wide 1.15 ha EC – Wildlife Corridor in Block 172 along the east boundary linking the two wetland areas in Blocks 166 and 167; and
- Retention of a minimum 20 m wide Eagle Marsh Drain Corridor, Blocks 162, 168, and 169.

Impacts and Mitigation

Region Comments May 2024

The Niagara Region provided comments on the completed EIS and EIS Addendum in correspondence via e-mail on May 30, 2024 (see **Attachment A**). Eight specific comments were provided in the Attachment of the Region's comments. For the EIS Addendum review, Comments 1 through 3 request that a site survey be undertaken with Region and NPCA staff to review site conditions. As noted, this site survey was undertaken with Beacon in October 2024. With respect to the vegetation associated with the north wetland, the site survey confirmed that the north wetland supports a Silky Dogwood Thicket Swamp (SWTM2-2) vegetation community that extends southward from the Ministry of Natural Resources and Forestry (MNRF) 2009 mapped PSW boundary. Comments 4, 5 and 6 identified the need for a robust corridor movement between the north and south wetland areas along the east side of the property. The revised plan has included a 50 m wider corridor along the east boundary identified as Block 172. Comment 7 provides discussion on impacts to the wetland water balance. A water balance assessment for the wetlands is being undertaken by Terra-Dynamics Inc. and will be provided in a separate report. Comment 8 provides discussion on future trails through the northern wetland and in buffers. The revised plan does not include a trail system through the northern or southern wetlands. A trail/path will be located along the west side of the 20 m wide Eagle Marsh Drain Corridor, Blocks 162, 164, and 165.

Specific Mitigation Measures for the Revised Draft Plan

The draft plan will result in the removal of 0.66 ha of Dogwood thicket wetland. The entire 8 ha wetland area supports a homogeneous Dogwood thicket. For the development of the revised draft plan a constraints and opportunities and protection hierarchy was applied, which is Avoid, Minimize, and Mitigate with compensation.

Avoid

As noted, the Secondary Plan requires the development plan to have an extension of Sugarloaf Street to link with the existing water and sanitary and other services. The extension the Street requires removal of wetland along the south boundary of the north wetland. In addition, lots along the north boundary of the street extension are required to avoid single loading of the street, and to meet the Secondary Plan density targets and targeted mix of general housing. Based on the requirements of the Secondary Plan, avoidance is not considered to be a reasonable option.

Minimizing Impact on Wetland

For the extension of Sugarloaf Street, for this plan the design includes a southward bend of the Street extension to shift the road away from the south boundary of the wetland. This shift minimizes the area of wetland loss.

Mitigate with Compensation

No specific significant or sensitive wetland feature or function is associated with the 33 m wide band of edge wetland that will be removed. The retained wetland area will be of sufficient size (8 ha) so that existing wetland functions will not be impacted. Therefore, removal of the small area of wetland with compensation is considered to be a feasible option.

NPCA Policy 8.1.2.3 (d) allows for consideration for the removal of a non - PSW wetland area provided the removal is mitigated by the re-creation of a wetland area. NPCA Policy 8.1.2.3 (d) identifies criteria for supporting the removal of a wetland area with compensation. **Table 1** provides an assessment of the criteria for the removal of the wetland along the Sugarloaf Street extension. Based on the assessment criteria, the removal of the wetland area with compensation is supported.

Table 1. NPCA Criteria for Supporting the Removal of Wetland Areas

Criteria	Subject Lands Wetland
The wetland to be reconfigured or re-created is within a Settlement Area.	The wetland is located on lands identified as the Westwood Park Secondary Plan within the urban boundary of the City of Port Colborne.
The wetland to be reconfigured or re-created has been evaluated in accordance with the OWES Protocol and is not a PSW.	The wetland has been evaluated following the current OWES protocol and is not a PSW.
The Protection Hierarchy has been followed and all efforts to protect the feature have been exhausted first.	A protection hierarchy has been under taken and identified that a development plan that avoids impacts to the wetland area is not a reasonable option for good planning. However, specific plan design has to the extent possible minimized impacts.
The wetland to be reconfigured or re-created is not protected by any other applicable federal, provincial or municipal requirement(s).	No other protection policies at the federal, provincial or municipal level of government apply to the wetland area.
An EIS is provided for review and approval to demonstrate conformity with Section 8.1.2.3 d).	EIS assessment of the natural heritage features provides support for the removal and re-creation of the wetland area.
The proposed development activity will not have a negative impact on any species of concern, significant habitat types or species at risk.	The wetland area to be removed is located along the edge of the wetland and represents only 8% of the total wetland area. The retained wetland area will continue to support existing wildlife habitat and functions.

The draft plan will also result in the removal of 0.26 ha of cultural woodland. The woodland is of young age, has an open canopy, and is only 80 m in length and has a maximum width of 50 m. Given its small size the woodland supports very little typical woodland functions, and removal will not represent a significant impact to the natural heritage associated with the Secondary Plan. It is noted that the Secondary Plan does not identify the woodland as an EP or EC feature.

To address the area of wetland and woodland removal the following mitigation/compensation measures will be undertaken as part of the development.

The retained area within corridor Block 172 along the east boundary currently supports fallow farm field. Also, a ditch runs north - south along the east boundary line that conveys surface water flow from the north wetland to the south wetland. The corridor lands will be naturalized with the planting of wetland trees and shrubs and a natural meandering channel will be constructed centrally within the corridor. In addition, pools will be constructed in the channel to create aquatic wetland and frog breeding ponds. The corridor naturalization will result in the creation of 1.15 ha of wetland/woodland that will compensate for the removal of the 0.26 ha of cultural woodland and 0.66 ha of shrub thicket wetland.

To ensure surface water flows from the north wetland to the south wetland flows through the new channel in the corridor Block, site grading along the rear of lots 61 through 71 will create a swale that will direct flows from the north wetland to the channel and wetlands within the corridor Block. As part of

the swale construction, following grading works and stabilization with native grass seed, Eastern White Cedar will be planted along the up slope edge of the swale to provide a natural barrier to the retained wetland along the rear of the adjacent residential lots.

Block 165 contains 5.4 ha of PSW and 30 m of buffer lands to the boundary of the wetland. The buffer lands currently support fallow farm field, and this area will be naturalized with the planting of trees and shrubs. In the southwest corner of Block 165, a wetland/open water pond will be created in the area outside of the 30 m buffer lands, west and south of the stormwater Block 168. This area currently supports 0.7 ha of fallow farm field.

To ensure the north-south movements of snakes, frogs and small mammals through the corridor at the Sugarloaf Street crossing, the crossing design will include specific design elements to promote movements, including a box culvert with wing walls, road crossing barriers, and additional movement culverts along the 50 m wide road crossing of the corridor. This crossing design will also be incorporated at the road crossing of the Eagle Marsh Drain Channel. Examples of the design elements that will be utilized are provided in **Attachment D**.

Concept and detail designs plans for the compensation/enhancement measures and road crossings will be developed in consultation with the Region and NPCA following draft plan approval.

In addition to the above mitigation measures, to limit post development impacts chain-link fencing will be placed along the rear of lots that abut the boundaries of Blocks 160, 164, 165 and 170. Fencing should also be placed along the rear of existing residential lots along the east boundary of corridor Block 170. As part of the fence installation, reptile and amphibian enclosure fencing will be included along the bottom of the fence to mitigate impacts of the movements aquatic/terrestrial species onto adjacent residential areas.

In addition to the above design measures, potential indirect impacts during the construction phase can be mitigated by standard construction mitigation measures which are detailed below.

Construction Exclusion Filter Fabric and Paige Wire Fencing

To help ensure that site clearing and grading, or movement of heavy equipment does not impose on the vegetation that is to be retained, for the duration of the construction phases paige wire fencing with filter fabric for the first 1 m should be installed along perimeter of Blocks 160, 164, 165 and 170. Fencing should be installed prior to the start of any construction work and maintained during the entire development process. The fencing should be removed only when development work is completed.

Sediment and Erosion Control

For the protection against erosion and sediment transport into wetlands and drainage features an Erosion and Sediment Control Plan is required which is to be approved by the NPCA. The plan should be developed based on the Erosion & Sediment Control Guidelines for Urban Construction (2006) for the Greater Golden Horseshoe Area Conservation Authorities.

Material Storage and Fueling

Storage of equipment and materials and the fueling of equipment should not be permitted within 30 m of wetlands and drainage features. Ontario Provincial Standard Specification 180 is to be followed for the management of excess materials.

Timing of Site Clearing

For the protection of nesting migratory birds as required by the federal Migratory Bird Convention Act and other wildlife, the clearing of vegetation (trees, shrubs, meadow habitat) should not be undertaken from April 1st through to August 31st.

Summary

Following review of an EIS and EIS Addendum prepared for the Westwood Estate Phase 3 draft plan of development, the Niagara Region and Niagara Peninsula Conservation Authority provided comments that were to be addressed. Beacon arranged for a site survey with staff of the Region and Conservation Authority to review the comments and concerns raised and they have been addressed in this EIS Addendum. The proposed draft plan has been revised based on additional field investigations and mitigation measures have been identified to be implemented as part of the draft plan. With the retention of the natural heritage features identified in Westwood Park Secondary, identified buffers in the draft plan and proposed compensation/enhance measures, this EIS Addendum concludes that the revised plan of subdivision is in conformity natural heritage features identified in the Westwood Park Secondary plan and the development policies of the City, Region and NPCA.

We trust the information and responses to comments presented in this EIS Addendum are sufficient for review agencies to provide support for the draft plan application. Should you have any questions, please contact the undersigned.

Prepared by:
Beacon Environmental Ltd.



Ron Huizer
Senior Ecologist

Reviewed by:
Beacon Environmental Ltd.



Dan Westerhof, B.Sc, M.E.S,
Senior Terrestrial Ecologist,
ISA Certified Arborist (ON-1536A)



Attachment A

Craig Rohe

From: Craig Rohe
Sent: April 14, 2023 4:19 PM
To: Brendan Kapteyn
Subject: FW: Westwood Ph3 - Region and NPCA comments
Attachments: 2023-04-11 Westwoods Phase 3 PC.pdf

Westwoods 3 – regional servicing comments are included for your review.

From: David Schulz <David.Schulz@portcolborne.ca>
Sent: April 14, 2023 4:08 PM
To: Craig Rohe <craig@ucc.com>
Subject: Westwood Ph3 - Region and NPCA comments

Hi Craig,

Sorry for the delay with these, I just realized I hadn't sent these Regional comments to you yet. But in the meantime the NPCA comments came in today as well (see below).

NPCA Comments

The NPCA is requesting a site visit with the Ecologist on file with our team to discuss and review the site specific characteristics in the field, prior to being able to provide fulsome comments. The NPCA however is not in a position to support at this time and/or provide conditions of draft approval.

In this instance, I am awaiting full comments from Engineering and there may be additional details forthcoming that may related to the development envelopes on site. I will attach Engineering comments with Ecology comments upon completion of a site visit.

Please have the applicant reach out to me directly for ease of organization on the site visit and I will loop in our Ecology Team at that point. Regional Staff are also welcome should they wish to also attend.

Thank you.

Taran Lennard
Watershed Planner II
Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
Tel: 905-788-3135 | extension 277
email: tlennard@npca.ca

Let me know if you would like me to coordinate a meeting or anything.

Have a good weekend.

David



www.portcolborne.ca

David Schulz BURPI, MCIP, RPP
Senior Planner
City of Port Colborne

66 Charlotte Street
Port Colborne, ON L3K 3C8
Phone 905-835-2900 x202
Email David.Schulz@portcolborne.ca

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Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free:1-800-263-7215

Via Email Only

May 30, 2024

Region File: D.10.07.OPA-23-0017

D.18.07.ZA-23-0033

D.11.07.SD-23-0014

David Schulz, BURPI, MCIP, RPP

Senior Planner

City of Port Colborne

66 Charlotte Street

Port Colborne, ON, L3K 3C8

Dear Mr. Schulz:

**Re: Regional and Provincial Comments – 2nd Submission
Proposed Official Plan Amendment, Zoning By-law Amendment, and Draft
Plan of Subdivision
City Files: D09-01-23, D14-02-23, D12-01-23
Owner: Lester Shoalts Limited.
Agent: Upper Canada Consultants
South of Stanley Street, East of Cement Road, Part Lot 33, Concession 1
(Westwood Estates Phase 3)
City of Port Colborne**

Regional Growth Strategy and Economic Development staff has reviewed the 2nd submission for the above-mentioned Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”) and Draft Plan of Subdivision (“DPS”) applications located on a property south of Stanley Street and east of Cement Road, legally known as Part of Lot 33, Concession 1 located in the City of Port Colborne.

The OPA application proposes to amend and refine the land use designations on Schedule G – Westwood Park Secondary Plan of the Port Colborne Official Plan. The designations are proposed to be amended to refine the location and extent of natural heritage features and floodlines, stormwater management facilities, parks and open space as well as low and medium density residential areas. The Neighbourhood Commercial Special Policy Areas are proposed to be removed. A site-specific policy amendment is proposed along with the mapping modifications to reduce the required wetland buffer width from 30 m to 15 m.

The ZBA application proposes to change the zoning from “Residential Development (RD)” zone to a site-specific ‘Third Density Residential’ zone, site-specific ‘Fourth Density Residential’ zone, Public and Park zone, Environmental Protection zone, and Environmental Conservation Layer zone. The purpose of the amendments is to facilitate a subdivision consisting of 308 dwelling units, consisting of 150 single-detached dwellings, 62 street townhouse dwellings, and 96 apartment units.

A pre-consultation meeting was held on September 9, 2021, with the Owner, Agent, and staff from the City, Region, and Township of Wainfleet in attendance. **Regional staff provided unfavourable comments (dated April 11, 2023) on the 1st submission,** requesting consideration be given to increasing the minimum greenfield density target and providing an updated Environmental Impact Study (EIS) or EIS Addendum.

Staff note that an updated EIS or EIS Addendum and site visit is still requested to confirm the proposal will not have a significant negative impact on the Region’s Core Natural Heritage System, as detailed in Appendix 1. The following updated Regional comments are provided from a Provincial and Regional perspective to assist City Council with consideration of these applications.

Provincial and Regional Policies

The property is located within the ‘Settlement Area’ under the *Provincial Policy Statement, 2020* (PPS), and within the ‘Designated Greenfield Area’ under both *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* (Growth Plan) and the *Niagara Official Plan, 2022* (NOP).

Most development occurs within urban areas, where municipal water and wastewater systems/services exist or are planned and a range of transportation options can be provided. Strategically directing growth can be achieved through a balanced mix of built-forms in our communities. The Growth Plan and NOP identify that Designated Greenfield Areas are to be planned as complete communities by ensuring that development is sequential, orderly and contiguous with existing built up areas, utilizing district plans and secondary plans where appropriate, ensuring infrastructure capacity is available, and supporting active transportation and encouraging the integration and sustained viability of public transit service. Designated Greenfield Areas shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region. Staff note that the Westwood Park Secondary Plan is in-effect for this designated greenfield area.

Staff has reviewed the ‘*Planning Justification Report*’ (“PJR”), prepared by Upper Canada Consultants (dated March 2023) through the 1st submission, which outlines the proposed and final phase of the Westwood Estates Subdivision. The first two phases of development are located north of the subject lands. Phase 1 was registered in 1983 and includes 58 lots of single-detached dwellings, which is not part of the Westwood Park Secondary Plan. Phase 2 was registered in 2016 and includes 70 lots for single-

detached dwellings and 3 blocks for future development (single-detached dwellings and street townhouses) and is part of the Westwood Park Secondary Plan.

The PJR outlines that the proposed development will achieve a density of 40.2 residents and jobs per hectare (based on 315 units, a total developable area of 18.25 ha, 2.28 persons per household as calculated using 2026 projections of Table 4-1 of the previous *Regional Official Plan*). The City's Westwood Park Secondary Plan provides detailed policies for the comprehensive development of this area. The Westwood Park Secondary Plan identifies a density requirement of 50 people and jobs per hectare across the secondary plan area, which contributes to the City achieving its overall 50 people and jobs per hectare Greenfield Area density target.

Through this 2nd submission, Regional staff have reviewed the 'Response to City and Agency Comments', prepared by Upper Canada Consultants (dated March 7, 2024). The response matrix does not address the greenfield density calculation. Based on the updated number of dwelling units and revisions to the plan from an environmental perspective, the proposal will achieve a density of approximately 39 residents and jobs per hectare with this proposed development, based on Regional staff's calculation. This figure is based on 308 total units, a total developable area of 17.145 ha, 2.4 people per unit for singles, 2.2 people per unit for rows, and 1.6 people per unit for apartment units, based on 2021 Census data. The PJR acknowledges that the proposed development is less than 50 resident and jobs per hectare; however, states that the proposed density is context sensitive and dense enough to contribute to meaningful housing and growth opportunities.

The City is to monitor developments to ensure that the overall Greenfield density target will be achieved. Staff advise that City staff should be satisfied that the proposed density is in alignment with the intent of the Westwood Park Secondary Plan, as set out within the City's Official Plan. If the proposal is unable to achieve the minimum density target, this amount will need to be made up across other Designated Greenfield Areas within the City.

Natural Heritage

A pre-consultation meeting for the proposal was held prior to the approval of the NOP by the Minister of Municipal Affairs and Housing on November 4, 2022. Policy 3.1.30.3.1 of the NOP states that, where a formal pre-consultation meeting has been completed within one (1) year of the approval of the NOP, and environmental requirements have been established through a signed pre-consultation agreement that has not expired, required environmental studies may be evaluated in accordance with the Regional policies that existed at the time the pre-consultation meeting was completed (provided the application is submitted within two years of the approval of the NOP). Accordingly, the environmental policies of the previous Regional Official Plan (ROP) apply to the proposal.

Under the ROP, the subject lands are impacted by the Region's Core Natural Heritage System (CNHS), consisting of the Wainfleet Eagle Marsh Drain Provincially Significant Wetland (PSW) Complex, Significant Woodland and Fish Habitat associated with Eagle Marsh Drain. Staff have reviewed the Environmental Impact Study (EIS) prepared by LCA Environmental Consultants and Ecological & Environmental Solutions (dated February 2023) through the 1st submission and the Addendum to the Environmental Impact Study (Addendum), prepared by Ecological & Environmental Solutions (dated February 29, 2024), submitted as part of the 2nd submission materials.

As detailed in Appendix 1, Regional Environmental Planning staff have reviewed the EIS and Addendum and are generally in agreement that a residential development can be accommodated on the subject lands without a significant negative impact to the CNHS. However, a number of concerns continue to be identified that should be addressed in an updated EIS or EIS addendum, including a site visit with Regional Environmental Planning staff in order to satisfy the Region that the conclusions of the EIS are valid, specifically that potential impacts on wetlands, woodlands, fish habitat and SWH features can be appropriately mitigated. **Staff continue to recommend that a meeting between agency staff and subsequently with the applicant would be helpful in ensuring the next submission is adequate in addressing comments and fulfilling requirements.**

Archaeological Potential

The PPS and NOP state that development and site alteration shall not be permitted within areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

At the time of pre-consultation, staff requested the submission of a Stage 1 and 2 Archaeological Assessment as the subject land exhibits high potential for the discovery of archaeological resources due to there being both registered archaeological sites and a watercourse within 300 m. With the approval of the new NOP on November 4, 2022, staff note that the subject land is mapped within Schedule K of the NOP as an area of archaeological potential.

Staff has reviewed the '*Stage 1-2 Archaeological Assessment of Proposed Westwood Estates*', prepared by Detritus Consulting Ltd. (dated December 1, 2021). The Stage 1 background research identified that the area exhibited moderate to high potential for the identification and recovery of archaeological resources. The Stage 2 field assessment resulted in the identification and documentation of 168 Euro-Canadian artifacts and the registration of site AfGt-336. The licensed archaeologist has determined that site AfGt-336 is a middle to late 19th century domestic deposit. As the presence of at least 20 artifacts presented evidence of a period of use before 1900, the licensed archaeologist recommended a Stage 3 assessment be completed for site AfGt-336.

Staff has reviewed the 'Stage 3 Archaeological Assessment Westwood Estates Phase 3', prepared by Detritus Consulting Ltd. (dated December 5, 2022). The purpose of the Stage 3 assessment was to collect a representative of sample artifacts, determine the extent of the archaeological site and characteristics of the artifacts, assess the cultural heritage value or interest of the site, and determine the need for mitigation and/or future conservation. The Stage 3 assessment resulted in 1,310 Euro-Canadian artifacts being uncovered including ceramic, household artifacts including bottle glass shards, and structural artifacts dominated by brick and window glass. Based on the Stage 3 results, this site (AfGt-336) has been interpreted as a mid to late 19th century domestic scatter. The licensed archaeologist has noted that given that less than 80% of the occupation range occurred pre-1870, the occupation range of this site does not trigger additional assessment according to the *Standards and Guidelines for Consultant Archaeologists*. Therefore, Stage 4 archaeological mitigation of impacts for the site is not recommended by the licensed archaeologist.

Staff note that no Ministry of Citizenship and Multiculturalism Acknowledgement Letters have been submitted with circulated material for the assessments completed. Regional staff require acknowledgement from the Ministry for the Stage 1-2 Archaeological Assessment and Stage 3 Archaeological Assessment. Staff note this can be managed as a Draft Plan condition.

Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possible discovery of deeply buried archaeological resources, staff recommend that standard archaeological warning clauses are included in the future subdivision agreement should any resources be uncovered through construction works.

General Site Servicing

Region staff note that servicing works will be under the jurisdiction of the City of Port Colborne and will require the construction of new water, sanitary and stormwater infrastructure to service the proposed development. As a condition of draft plan approval, the applicant is required to obtain the necessary Environmental Compliance Approval Certificates for the new municipal services through the City's Consolidated Linear Environmental Compliance Approval. Capacity in the Regional Pumping Station will need to be completed prior to the City signing off on the required forms for approval. Niagara Region will also require the future submission to include a written undertaking and acknowledgement, as well as a clause in the future subdivision agreement, to acknowledge that servicing allocation for the subdivision will not be assigned until the plan has been registered.

The site falls within the Rosemount North Sewage Pumping Station sewershed. The Region is currently finalizing the update to the Master Servicing Plan. Information on the project can be found at the following link: <https://niagararegion.ca/projects/www-master-servicing-plan/default.aspx>.

Currently the Rosemount North Sewage Pumping Station has sufficient capacity to support 2051 growth flows using the design allowance. Infiltration/Inflow (I/I) reduction program should be on-going to restore design capacity and potentially gain additional capacity in the system during rainfall events in order to allow for future development. As well, the City is currently undertaking a Pollution Control Plan to review the overall system performance and develop a mitigation plan for determining projects to help eliminate I/I reduction in the system.

Stormwater Management

Regional staff have no further comments regarding the updated Stormwater Management Report, prepared by Upper Canada Consultants (revised January 2024). Staff recommend that Pond A1 detail design incorporate a berm between forebay and main cell to prevent flow short-circuiting from inlet to outlet.

Regional Bicycle Network

The subject property has frontage along a road which is designated as part of the Regional Niagara Bicycling Network. If the bicycle routes are currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises. This may involve additional pavement width, elimination of on-street parking, etc.

Waste Collection

Niagara Region provides curbside collection for developments that meet the requirements of Niagara Region's Corporate Waste Collection Policy. The proposed residential lots are eligible to receive Regional curbside collection provided that the owner bring the containers to the curbside on the designated pick up day, and that the following curbside limits are met:

Single-detached and townhomes:

- Organics: Unlimited Green Bins- (collected weekly); and,
- Garbage: 2 Garbage Bags/Cans- (collected bi-weekly).
- Curbside Collection Only.
- Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link:

<https://www.circularmaterials.ca/resident-communities/niagara-region/>

The draft plan of subdivision was reviewed for the potential for Regional curbside waste collection services to be provided throughout the entirety of the proposed development. Region staff acknowledge that the single-detached lots and townhomes proposed along the future municipal streets will be eligible for Regional curbside waste collection

services. Please note that if the development is to be phased, in order to facilitate Regional curbside waste collection services, the owner will be required to submit a revised draft plan showing a temporary turn-around/cul-de-sac with a minimum curb radius of 12.8 metres for all dead-end streets.

Regional staff note that the response matrix (from 1st submission) states that waste collection plans will be provided at the time of detailed engineering review and clearance of subdivision conditions.

Region staff note that in order for Regional waste collection services to be provided, the developer/owner shall comply with Niagara Region's Corporate Waste Collection Policy and complete the Application for Commencement of Collection. The required forms and policy can be found at the following link: www.niagararegion.ca/waste

Conclusion

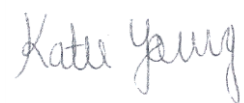
Regional Growth Strategy and Economic Development staff request the submission of an updated Environmental Impact Study or Addendum to confirm that the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision will not have a negative impact on the Region's Core Natural Heritage System. Staff continue to recommend that a meeting between agency staff and subsequently with the applicant would be helpful in ensuring the next submission is adequate in addressing comments and fulfilling requirements.

As currently proposed, Regional staff are unable to support the proposed Amendments and Draft Plan at this time, and no Conditions of Draft Plan Approval have been provided. Confirmation of exemption from Regional Council approval and list of draft plan conditions will be provided upon addressing the environmental concerns. Please see attached Appendix for detailed Environmental Planning comments.

Should you have any questions regarding the above comments, please contact the undersigned at Katie.Young@niagararegion.ca or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca

To discuss environmental planning comments specifically please contact Adam Boudens, Senior Environmental Planner at Adam.Boudens@niagararegion.ca or Cara Lampman, Manager of Environmental Planning at Cara.Lampman@niagararegion.ca.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner

D.10.07.OPA-23-0017

D.18.07.ZA-23-0033

D.11.07.SD-23-0014

May 30, 2024

CC: Pat Busnello, MCIP, RPP, Manager, Development Planning
Diana Morreale, MCIP, RPP, Director, Growth Management & Planning
Susan Dunsmore, P.Eng., Director (A), Infrastructure Planning & Development Engineering
Cara Lampman, Manager, Environmental Planning
Adam Boudens, Senior Environmental Planner

Appendix 1

Environmental Planning Comments

Westwood Estates Phase 3, Port Colborne

	1 st submission Regional comments	2 nd submission Regional comments
1	The EIS confirmed the presence of an Environmental Protection Area (EPA) associated with the Wainfleet Eagle Marsh Drain PSW Complex, in both the northeast and southeast portions of the subject lands. However, the EIS indicates that wetland vegetation communities on the property (classified according to the Ecological Land Classification System protocol) extend beyond the mapped PSW's. As such, staff require correspondence from the Niagara Peninsula Conservation Authority (NPCA) related to the extent of regulated wetlands on the property. The impact analysis provided in the EIS may then need to be updated to reflect any newly confirmed wetland boundaries.	Staff note that NPCA correspondence related to the extent of regulated wetlands on the property has not been provided. Further, Regional staff have not been invited on the property to stake regionally designated features. As such, staff remain concerned that the extent of wetland has not been confirmed to agency satisfaction, and that any discrepancies may necessitate changes to the Draft Plan.
2	The EIS indicates that based on field evaluations the northern polygon that was previously identified as Significant Woodland does not have a canopy that supports a woodland designation. Staff request a site visit to confirm the findings of the Report.	The EIS Addendum includes photos of the northern wetland polygon, which appear to show substantial Ash die-off, and a decline in tree canopy. The Addendum indicates that canopy coverage is less than 25%. The Region continues to request a site visit to confirm.
3	Significant Wildlife Habitat (SWH) associated with a rare vegetation community (SWTM2-2) was confirmed in the northern wetland. However, the EIS indicates that it should not be identified as a rare vegetation community due to the degree of disturbance and presence of invasive species throughout the eastern portion of the polygon. As the northern wetland has been identified as EPA wherein no development is permitted as a result of its wetland status, the majority of the SWH community will be retained and as such staff offer no objection to the justification provided.	No response required. The extent of the northern wetland should be confirmed with a site visit.

4	Staff require additional information related to the amphibian monitoring undertaken on the property. Staff request a map illustrating where the monitoring stations were located, as well as justification of why those locations were chosen. Further, based on the results of the amphibian monitoring, it appears that SWH criteria associated with Amphibian Breeding Habitat (Wetlands) is achieved in both the northern and southern wetlands. As the EIS has only confirmed SWH amphibian habitat in the southern wetland, staff request that the rationale for omitting amphibian habitat from the northern woodland be expanded on in an updated Report.	A figure is provided identifying the locations where amphibian monitoring was undertaken. Staff note that both stations were located on roads adjacent to the subject property. Of primary concern is the monitoring station located on cement road, where a PSW is located both to the east and to the west, potentially making deciphering the calling abundance difficult. The EIS Addendum indicates that the northern woodland does not achieve SWH for amphibian breeding because only a full chorus of Western Chorus Frogs was recorded, and no other species were observed in full chorus. SWH Criteria Schedules require two or more frog/toad species with call level code of 3. Amphibian habitat SWH was achieved in the southern wetland. Although the threshold for SWH amphibians may not have been confirmed in the northern wetland, because of the reptile hibernacula in that area, a movement corridor to the south is still deemed necessary.
5	SWH associated with Reptile Hibernacula was confirmed along the west bank of the drainage channel where it abuts the adjacent wetland. The EIS indicates that as there will be no disturbance to this area, no impacts to reptile hibernacula are anticipated. Staff require additional information to support this conclusion. Specifically, staff request that the suspected habitat requirements of snakes using the subject lands be elaborated on. The updated Report should then discuss how snakes will disperse across the property, and how conflicts with the proposed residential use will be mitigated. Staff note that a 30 m wide corridor which contains a municipal drain and walking trail may not be sufficient to address the habitat requirements of snakes confirmed using the property.	Reptile Hibernacula SWH was confirmed along the channel bank adjacent to the northern wetland. A specific hibernaculum was not located, however spring hand searches found more than 15 snakes along the channel bank. The EIS indicates that snakes were documented along a rocky portion of the berm, with significant sun exposure due to the slope of the channel bank. The EIS indicates that this area is located within the wetland buffer, and therefore no hydrologic impacts are anticipated. Garter Snakes and Dekay's Brownsnake were observed in the area, and the EIS indicates that both are identified as habitat generalists with an average range of approximately 50 m for Brownsnake and under 20 m for Garter Snakes. The EIS states that the wetland and buffer provide the essential elements (food etc.) for snakes to survive in this area. The EIS also states that the municipal drain corridor

		provides a distribution corridor between habitat in the north and south. The Region continues to be concerned that the habitat associated with reptiles likely extends beyond the northern wetland and associated buffer, into the open fields adjacent. As such, a change in land use (residential) will very likely impact the ability for reptiles to persist into the future. The EIS recommends exclusion fencing only along the east side of the municipal drain, but nothing would stop snakes from dispersing west. Additional justification is required to confirm that the proposed development has adequately met the test of no negative impacts. Considering a corridor along the watercourse will be impacted by two road crossings and a SWM facility a larger corridor with a robust mitigation strategy should be considered. It is noted that a smaller corridor width is likely possible on the east side of the site as that corridor would only be impacted by a single road crossing and the features being connected are more proximate in this location.
6	As it relates to wildlife linkages/corridors, Schedule G of City of Port Colborne Official Plan identified a 50m wide ECA corridor along the eastern boundary of the subject property to be protected in the long term. The EIS proposes to remove the corridor from the eastern boundary and instead utilize the location of the existing municipal drain to provide a north-west corridor function. The width of the proposed municipal drain block is 30m which includes the drain itself as well a 3m wide walking trail. As SWH Amphibian Breeding Habitat and Reptile Hibernacula are confirmed on-site, robust justification related to corridor function, location, size, etc., is required. Consistent with SWH Criteria Schedules for Ecoregion 7E, corridors related to amphibian movement should have at least 15 m of vegetation on both sides of waterway, or be up to 200 m wide of woodland habitat and with gaps <20m. Further the	The EIS Addendum indicates that wildlife corridors are only necessary for the southern wetland as SWH for amphibian breeding only occurs in this area. The EIS states that the development will not impact the corridor function to wetlands located west of Cement road. The EIS states that the SWM ponds will alter the existing landscape but will not impede movement along the southern portion of the property as the SWM ponds, following construction, will be revegetated, improving the cover and widening the existing vegetated riparian zones. Staff remain concerned that SWM ponds are essentially infrastructure, requiring maintenance, and encouraging amphibians/reptiles to these areas may result in negative impacts. As it relates to the north/south corridor, the EIS indicates that the municipal drain block is the same length as the corridor identified in

guideline states that shorter corridors are more significant than longer corridors and that amphibians must to be able to get to their summer and breeding habitat. In addition, as reptile hibernacula has been confirmed adjacent to the northern wetland, any proposed corridors must consider the habitat and dispersal requirements associated with snakes. Staff request that additional discussion related to wildlife linkages/corridors be provided in an updated Report. Staff further request that any implications with having the corridor block outlet adjacent to SWM infrastructure also be considered in the updated analysis. Staff note that there may also be drain maintenance requirements associated with the municipal drain that may impede the municipal drain block from providing a corridor function.	the Secondary Plan (approx. 340 m). The SP identified corridor along the east side is not currently vegetated (although 1/3rd is), and a conservation easement of 10 m has been included in the Draft Plan to preserve mature trees and existing residential encroachment. The EIS indicates that the municipal Drain corridor provides habitat variability (not clear what this means), and that the presence of the channel and walking trails will provide a stronger deterrent to residential encroachment than a treed or thicket corridor. The EIS also states that encroachment currently occurs along the eastern side of the property (up to 12m), and if the corridor is located in this location we can expect substantial encroachments from residential use that would reduce the width of the corridor over time. The use of open bottom culverts is recommended in the Municipal Drain corridor, and the installation of road culverts will maintain connectivity between the north and south wetlands. Otherwise, no other mitigation measures are identified to prevent impacts to amphibians/reptiles, and small mammals using this corridor. The corridor remains limited in width (approx. 30m) and is proposed to contain a walking trail and the width of the drain channel itself. Staff remain concerned that the test of no negative impact to the species and their habitat characterized using the subject lands has not been adequately addressed. The EIS Addendum indicates that having a SWM pond intercept the municipal drain corridor at the southern end is not problematic as the block will be naturalized. There's no mention of impacts that will result from SWM pond maintenance in the future. Based on the location of the SWM pond, it's reasonable to expect that amphibians will utilize the pond as habitat and that clean out work will result in negative impacts. The EIS expects that due diligence of Municipal
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		employees will help prevent negative impacts when SWM Pond maintenance occurs. Considering a corridor along the watercourse will be impacted by two road crossings and a SWM facility, a larger corridor with a robust mitigation strategy should be considered. It is noted that a smaller corridor width is likely possible on the east side of the site as that corridor would only be impacted by a single road crossing and the features being connected are more proximate in this location.
7	Schedule G of City of Port Colborne Official Plan identifies 30m buffers from both the northern and southern wetland polygons. The EIS concludes that 15m is sufficient. As a result of the characterization of the wetlands provided in the EIS, staff question the appropriateness of a reduced buffer. Specifically, as SWH is confirmed for both wetland polygons, to ensure impacts associated with an adjacent residential use can be sufficiently mitigated, a larger buffer appears to be appropriate. Please provide additional rationale for a minimum buffer in an updated Report.	Northern wetland – amphibian breeding habitat confirmed through amphibian surveys (although not meeting the threshold of SWH); supports both breeding and summer foraging habitat; Water balance indicates wetland is precipitation fed, with intermittent or no inputs, and no defined outflows; wetland may receive runoff from areas north and south of the wetland; water balance concluded that 15 m buffer was sufficient to maintain pre-development runoff conditions. The overall average development setback is 27.68m, however, the average setback along the proposed dwellings backing onto the feature is 18.87m, with a min of 15 m and a max of 30.54 m from the wetland boundary. Southern wetland – modifications were made to Site Plan to increase the setback from this wetland and limit the number of dwellings backing onto the natural feature. Average setback of 33.62 from the revised wetland boundary, with a single pinch point to a minimum buffer of 13.28 m along the road. The remainder of setback is not less than 27 m, with a max setback of 47m. The EIS recommends that exclusion fencing be installed along the natural buffers to mitigate impacts to amphibians and reptiles. The Region requires a site visit to confirm feature boundaries. No objections to the proposed wetland buffers are offered.

8	A series of pedestrian walking trails are proposed through the northern wetland to connect the subdivision to the adjacent Sunset Park. The EIS provides limited information related to how the location was determined, what impacts may arise, and how potential impacts will be mitigated. Further, it doesn't appear that alternative locations (e.g., locating the trails outside of the feature, within the feature buffers, etc.) have been adequately assessed. Staff request that additional information related to trail location/construction be included in an updated Report.	The EIS Addendum indicates that future trails through the northern wetland will require NPCA permits so the precise locations will be worked out through that process. The EIS also states that trails located within the buffers can help deter dumping etc., and that people will make their own trails into the middle of the wetland and so a defined trail will prevent haphazard foot trails. Any trails should at a minimum also include educational signage. With the new NPCA regulations, Regional and Provincial interests may not be satisfied by the NPCA Permitting process, as such, a Trail Plan is required as a condition of Draft Plan of Subdivision Approval. The Trail Plan must be based on an updated EIS that appropriately justifies the siting, form and construction plan of any trail within the wetland or buffer.

Attachment B

Ron Huizer

From: Ron Huizer
Sent: Saturday, March 22, 2025 12:00 PM
To: Denyes, David (MNR); wetlands@ontario.ca
Cc: gary.long@portcolborne.ca; toddshoalts@shoaltsdev.com
Subject: RE: Wainfleet Eagle Marsh Drain Wetland Complex Re-evaluation of Unit 5

From: Ron Huizer
Sent: Friday, March 21, 2025 2:30 PM
To: Denyes, David (MNR) <David.Denyas@ontario.ca>; wetlands@ontario.ca.
Cc: gary.long@portcolborne.ca; toddshoalts@shoaltsdev.com
Subject: Wainfleet Eagle Marsh Drain Wetland Complex Re-evaluation of Unit 5

Hi David attached is a e-file of the re-evaluated Unit 5 of the Wainfleet Eagle Marsh Drain Wetland Complex to update the data base. I have also included wetlands@ontario.ca in this email. It is a zip file containing the shapefile for the Re-evaluated Wetland polygon. It is in NAD 1983 UTM Zone 17N coordinate/projection system.

Based on the re-evaluation, it no long has a PSW status.

As required, I have notified the Planning Department of the City Port Colborne of the changes, Mr. Gary Long. See attached letter.

There is only one landowner associated with the lands in which Unit 5 is located, and that individual, Mr. Todd Sholts, has been made aware of the change.

Let me know if you need anything else.

Thank, you

Ron Huizer, B.Sc. (Hons.) / Senior Ecologist
BEACON ENVIRONMENTAL
C) 416.729.0544

Ron Huizer

From: Wetlands (MNR) <Wetlands@ontario.ca>
Sent: Tuesday, March 25, 2025 10:39 AM
To: Ron Huizer
Subject: RE: Wainfleet Eagle Marsh Drain Wetland Complex Re-evaluation of Unit 5

This email is to acknowledge receipt of the wetland information you have forwarded to the Ministry.

If there is an issue, the Ministry will follow-up with you. Otherwise, the information will be included into the provincial wetland data class which can be accessed at <https://geohub.lio.gov.on.ca/datasets/mnrf::wetlands/about>.

Please Note: As part of providing [accessible customer service](#) please let me know if you have any accommodation needs or require communication supports or alternate formats



Taking pride in strengthening Ontario, its places and its people

From: Ron Huizer <rhuizer@beaconenviro.com>
Sent: Friday, March 21, 2025 2:30 PM
To: Denyes, David (MNR) <David.Denyas@ontario.ca>; wetlands@ontario.ca.
Cc: gary.long@portcolborne.ca; toddshoalts@shoaltsdev.com
Subject: Wainfleet Eagle Marsh Drain Wetland Complex Re-evaluation of Unit 5

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

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Thank, you

Ron Huizer, B.Sc. (Hons.) / Senior Ecologist
BEACON ENVIRONMENTAL
C) 416.729.0544

Ron Huizer

From: Joe Tomaino <joe@ucc.com>
Sent: Friday, March 21, 2025 10:33 AM
To: Ron Huizer
Subject: FW: Westwoods Estates -Phase 3 Wetland Evaluation.
Attachments: 2025-03-12 Westwood Estates Wetland Evaluation 224311_FINAL.pdf

From: Joe Tomaino
Sent: March 12, 2025 5:01 PM
To: gary.long@portcolborne.ca
Cc: Todd Shoalts <toddshoalts@shoaltsdev.com>; Martin Heikoop <MHeikoop@ucc.com>
Subject: Westwoods Estates -Phase 3 Wetland Evaluation. [Filed 12 Mar 2025 17:01]

Good afternoon Mr. Long,

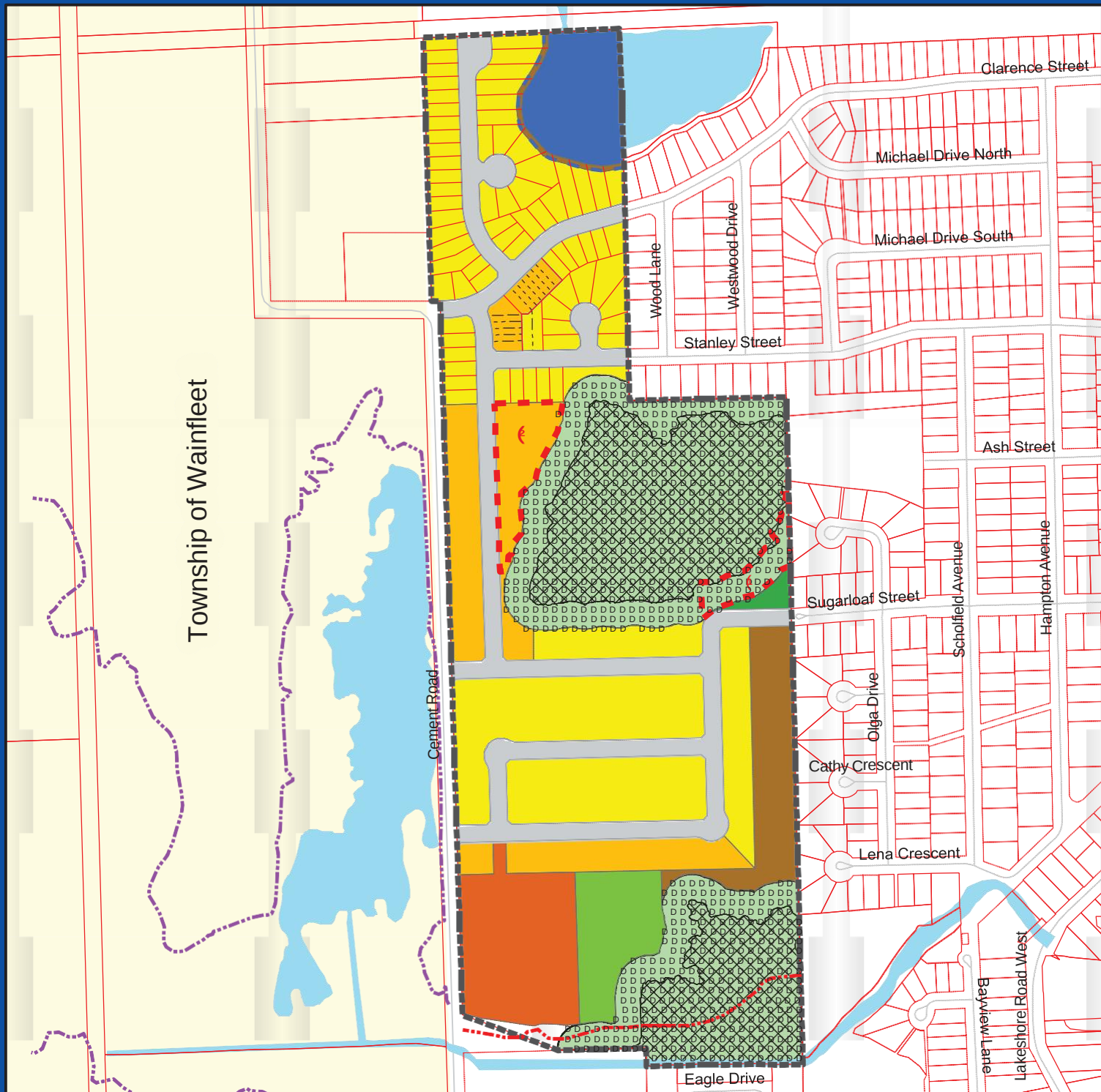
Please see the attached letter.

Thanks

Joseph M. Tomaino, MCIP, RPP
Senior Planner
Upper Canada Planning & Engineering Ltd.
30 Hanover, Unit #3
St. Catharines, ON, L2W 1A3
Office: (905) 688-9400
Cell: (905) 329-4914
Email: joe@ucc.com



Attachment C



Port Colborne Official Plan

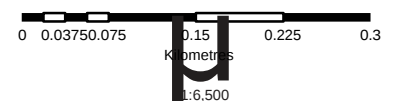
Schedule G: Westwood Park Secondary Plan

- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Stormwater Management
- Quarry
- Park
- Environmental Protection
- 30m Environmental Protection Buffer
- Environmental Conservation
- Conceptual Road Network
- 5m Setback from Quarry
- Secondary Plan Boundary
- 100 Year Regulatory Floodline
- Regional Floodline
- Road Network
- Special Policy 5.3.3.7 (a)(vii)
- Special Policy 5.3.3.5 (h)

Schedule Notes:

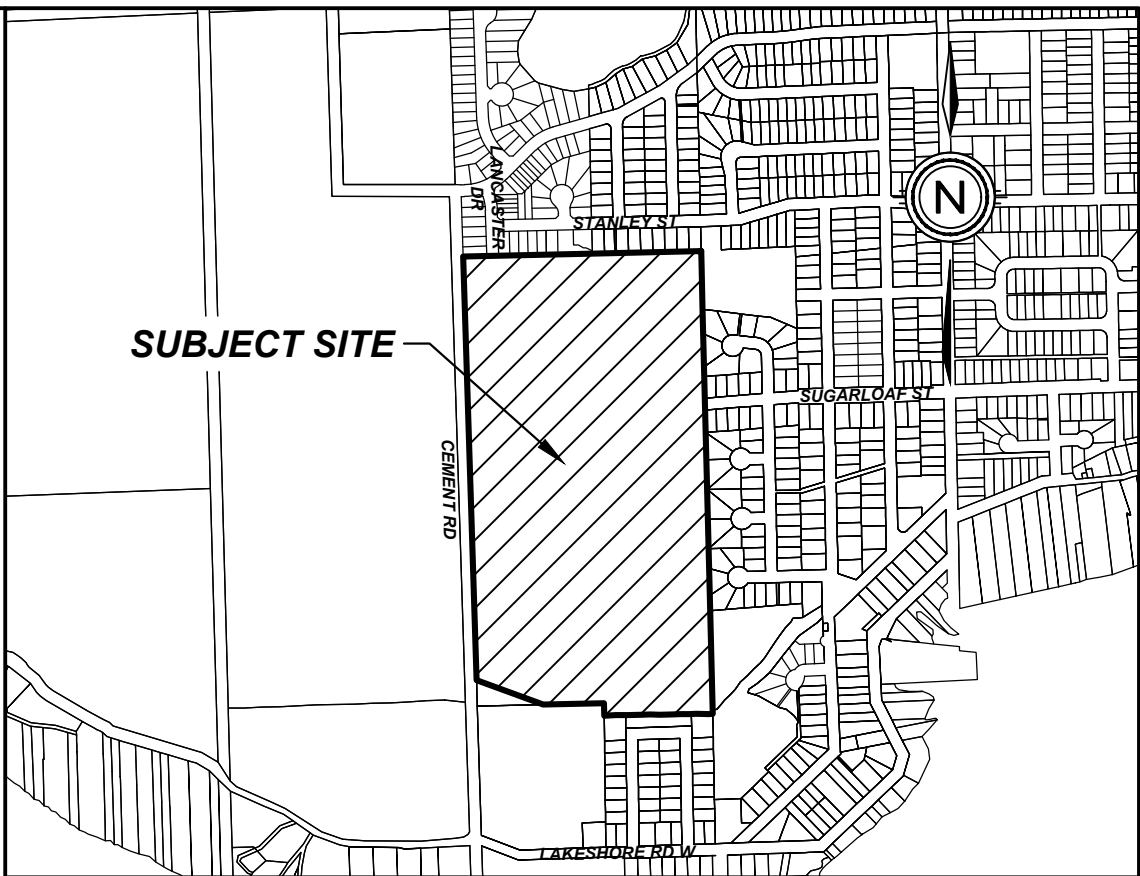
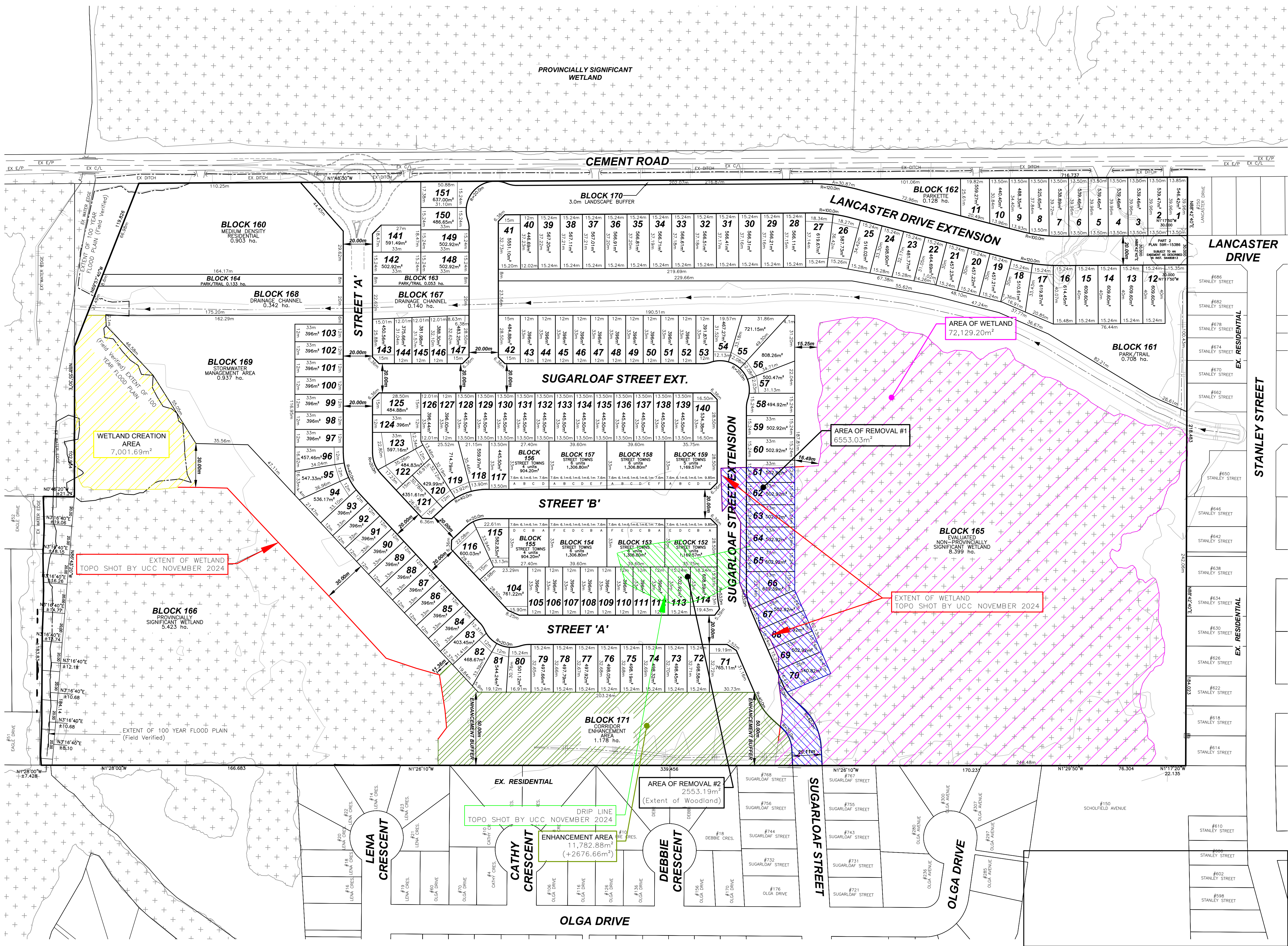
This map is for general illustration purposes only.
For boundary interpretations please contact the
City of Port Colborne Planning and Development

Services Department.



City of Port Colborne, Engineering and Operations Department.
This map was compiled from various data sources and is current as of August 2012.

WESTWOOD ESTATES - PHASE 3
CITY OF PORT COLBORNE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 33
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE, NOW IN THE
CITY OF PORT COLBORNE
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 CITY OF PORT COLBORNE
FOR APPROVAL.

DECEMBER 14, 2022
TODD SHOALTS, LESTER SHOALTS LIMITED DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

JANUARY 11, 2023
M. GILMORE, O.L.S.
LANTHER & GILMORE SURVEYING LTD. DATE

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

- a) SEE PLAN
b) SEE PLAN
c) SEE PLAN
d) SEE PLAN
e) SEE PLAN
f) SEE PLAN
g) SEE PLAN
h) MUNICIPAL WATER
i) VARIOUS TEXTURES
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-151	151	7.408	24.25
STREET TOWN RESIDENTIAL	BLOCK 152-159	42	0.937	3.07
MEDIUM DENSITY RESIDENTIAL	BLOCK 160	92	0.903	2.95
PARKS/TRAIL	BLOCK 161-164		1.021	3.34
WETLANDS & BUFFERS	BLOCK 165-166		13.822	45.24
DRAINAGE CHANNEL	BLOCK 167-168		0.462	1.58
STORMWATER MGMT FACILITY	BLOCK 169		0.937	3.07
BUFFER AREA	BLOCK 170		0.063	0.21
ENHANCEMENT AREA	BLOCK 171		1.178	3.85
ROADWAY			3.803	12.45
TOTAL		285	30.554	100.00

DEVELOPABLE AREA = 15.072 ha
(TOTAL LESS WETLANDS & BUFFERS, DRAINAGE CHANNEL & ENHANCEMENT AREA)
DEVELOPABLE DENSITY = 18.91 units/ha

#	REVISION	DATE	INIT
2	REVISED PER REGION & NPCA COMMENTS	2025-04-15	M.K.
1	REVISED PER CITY COMMENTS	2023-11-21	M.K.
0	ISSUED FOR APPROVAL	2023-01-11	M.K.



DRAWING TITLE

DRAFT PLAN OF
SUBDIVISION
(ENVIRONMENTAL)

DRAFTING MK

DATE APRIL 8, 2022

PRINTED APRIL 16, 2025

SCALE 1:1250

DWG No. 2160-DP
REV 2



Attachment D



Photograph 1. Example of Wing Culvert Design for Road Crossing of a Watercourse and 30 m Wide Naturalized Corridor



Photograph 2. Example of Wing Culvert Design for Road Crossing of a Watercourse and 30 m Wide Naturalized Corridor



Photograph 3. Example of Wing Culvert Design for Road Crossing of a Watercourse and 30 m Wide Naturalized Corridor



Photograph 4. Substrate Placed on Culvert Bottom to Promote Wildlife Passage



Photograph 5. Example of Substrate Placed on Culvert Bottom to Promote Wildlife Passage



Photograph 6. Example of Road Crossing Barrier to Funnel Reptiles and Amphibians Movements in Corridor



Photograph 7. Example of Road Crossing Barrier to Funnel Reptiles and Amphibians Movements in Corridor



Photograph 8. Example of Substrate Placed on Culvert Bottom to Promote Wildlife Passage