

## **Background**

Goodban Ecological Consulting Inc. (GEC) was retained by SCWI Enterprises Inc. to prepare a Stage 1 (Information Request) Species at Risk (SAR) Screening request for a proposed industrial commercial development in the Town of Tecumseh.

The site is located at 2570 North Talbot Road, in the southeast quadrant of the intersection of North Talbot Road and Walker Road (see **Figures 1** and **5**).

## **Proponent Information**

### ***SCWI Enterprises Inc.***

5255 Brendan Lane  
Oldcastle, ON  
NOR 1L0

Main contact: Mr. Rui Matos  
Email: rui@scmail.ca  
Phone: (519) 972-6472  
Cell: (519) 566-3831

## **Brief Description of Proposed Development**

The property is located 2570 North Talbot Road (severed parcel fronting on North Talbot Road only). Refer to **Figures 1** and **5**, and **Attachment A**.

The property is currently owned by TDL Group Ltd. (Tim Horton's) but the severed parcel is to be purchased by SCWI Enterprises Inc.

The proposal is to construct two industrial commercial buildings for the purpose of expanding the existing facility located at 5255 Brendan Lane (abutting property). See **Attachment C** (Site Plan). Development is proposed to commence immediately upon obtaining all required approvals.

Essex Region Conservation Authority (ERCA) has reviewed the proposal and stated they have no objection to the application (see **Attachment C**, page 4).

The proposed Severance has been approved by the Town of Tecumseh Committee of Adjustment (see **Attachment D**).

## **Site History**

**Figures 2** to **5** provide a series of historical and current aerial photographs dated between 2000 and 2017.

**Figure 2** shows site conditions in 2000. The Tim Horton's restaurant had not been built and the site was in agricultural use. The surrounding properties had largely been developed for industrial and commercial uses.

**Figure 3** shows site conditions in 2004. The Tim Horton's restaurant had been constructed and the rest of the parcel appears in a disturbed state.

**Figure 4** shows site conditions in 2010. Areas north and south of the Tim Horton's parking lot had been converted to manicured lawns and the remainder of the parcel was left vacant. Grade changes due to previous construction resulted in some water ponding seasonally in this area. Some Eastern Cottonwood (*Populus deltoides*) is well established. European Common Reed (*Phragmites australis* ssp. *australis* +) is becoming established in the lower-lying areas.

**Figure 5** shows site conditions in 2017. The area immediately east of Tim Horton's includes a strip of grass that is periodically mown. The Eastern Cottonwood regeneration is evident on the photo, as are large patches of European Common Reed (+).

### Site Overview

An initial site visit was completed by GEC on March 11, 2019. There was no snow on the ground at the time of the field reconnaissance. **Attachment E** provides a series of representative site photographs.

In the site description below, non-native plant species as denoted with a plus sign in parentheses "(+)". Representative site photographs are provided in **Attachment E** and photo locations are shown on **Figure 5**.

The subject property is approximately 1.18 ha (2.9 ha) in size. The site is vacant but it is completely surrounded by commercial (e.g. Tim Horton's, Esso) and industrial uses (e.g. Essex Metals, Signature Construction, Dimanti Stone Works, Petretta Construction, Sterling Motor Technology).

**Attachment E: Photos 1 to 4** shows a panorama that covers most of the site.

As described above, the entire site was in agricultural use circa 2000 while the surroundings had already been developed for industrial and commercial uses. The construction of the Tim Horton's restaurant circa 2003-2004 disturbed the entire site. Grade changes have affected drainage and there is some seasonal pooling of very shallow water (see **Attachment E: Photo 6**).

The site vegetation comprises old field along the west side, next to Tim Horton's (see **Attachment E: Photos 3-5** and **7**). The remainder of the site comprises very young suckering growth of Eastern Cottonwood (*Populus deltoides*) and large patches of the invasive European Common Reed (*Phragmites australis* ssp. *australis* +) are now well established. The Eastern Cottonwood likely seeded in from scattered trees on the periphery of the site and then this species spread vegetatively, forming extensive clones that have suckered up (see **Attachment E: Photos 1 to 6, 11**). The European Common Reed (+) is rapidly spreading and it is anticipated that this species would eventually dominate most of the site except for shaded areas under the Eastern Cottonwoods (see **Attachment E: Photos 7 to 10, 12** and **13**).

Plant species diversity appears to be quite low and the vegetation is dominated by pioneering species that are tolerant of site disturbance (e.g. Eastern Cottonwood, European Common Reed +).

No Species at Risk (SAR) were observed during the March 11, 2019 site visit by GEC. No SAR woody plant species were observed.

## **NHIC Database Search**

The site falls within two 1 km x 1 km squares 17LG3878 and 17LG3877. No records of SAR were listed in the NHIC database for these two 1 km squares.

## **Closing**

No plant or wildlife species at risk were observed during the March 11, 2019 site reconnaissance.

Considering the highly disturbed nature of the subject property and surrounding lands, it is highly unlikely that any of these SAR occur in this area. The property was a remnant agricultural field in 2000, when the surrounding area was already developed for industrial and commercial uses. The entire site was disturbed during the construction of Tim Horton's circa 2003-2004 (see **Figure 2**). Now the site is being colonized by pioneering species, including the invasive European Common Reed (+).

We look forward to MNRF's response to our request for a Stage 1 (Information Request) Species at Risk Screening. Please let me know if you have any questions or require further information.