

July 16, 2026

RIC (Midland Land) Inc.
c/o Innovative Planning Solutions

RE: Species at Risk Assessment
40 Wilson Avenue
Belleville, Ontario

1. Introduction

The following is provided as a Species at Risk (SAR) Assessment for the property known as 40 Wilson Avenue in the City of Belleville. A Draft Plan of Subdivision application is proposed for 4.60 ha of the property. The extent of the study area for the assessment is generally illustrated in Figure 1.

The purpose of this SAR Assessment is to assess the presence of habitat for Species at Risk (SAR) listed in the *Species Conservation Act* (SCA) in the development area. The assessment will be completed through a desktop review of available information, site investigation and screening of habitats on site.

It is our understanding that Dillon Consulting previously prepared a SAR Habitat Assessment Memo (July 25, 2022) for the west side of the property. No SAR or SAR habitat were observed and the assessment concluded that there is a low likelihood for impacts to SAR.

2. Desktop Review

A desktop review was completed for the subject property and adjacent lands of 120 metres to identify any mapped occurrences of SAR listed in the SCA. Desktop resources used included the Ministry of Natural Resources (MNR) Natural Heritage Information Centre (NHIC) Make A Map: Natural Heritage Areas, iNaturalist and Nature Counts (Ontario Breeding Bird Atlas and eBird records).

The following record for a species listed in the SCA was found in the study area:

- Ogden's Pondweed (*Potamogeton x ogdenii*) (Endangered) (END)

All other species identified in records are either not-at-risk, common to Ontario or are not listed in the SCA.



Figure 1: Study Area

3. Site Investigation

A site visit was conducted on May 5, 2026, to inspect the site for the presence of potential SAR or their habitat. Adjacent lands were reviewed through roadside observations where feasible.

The property consists of a previous industrial operation. All structures have been removed, and a remnant concrete base remains in the majority of the area. No significant vegetation was noted in these areas, and no habitat is present that would support SAR.

Along the edges of the property, tree rows were found largely consisting of a monoculture of Manitoba Maple (*Acer negundo*). All trees were visually inspected and there was no evidence of SAR or potential habitat, including potential roost trees for listed bat species.

Two small cultural thickets/meadows were present in the northwest and southeast parts of the site. These areas were also inspected and no SAR or potential habitat was identified.

Residential development abuts the property to the north and west. To the west are undeveloped portions of the larger property, including the area previously inspected by Dillon Consulting. To the south is Wilson Avenue and commercial/industrial development. These areas have a low probability of supporting SAR habitat due to the current anthropogenic uses.

Overall, no species at risk (i.e., Butternut) or potential habitat were noted in the proposed development area. All areas were found to be disturbed through past industrial uses and contain no potential habitat for SAR listed in the SCA.

	
Remnant concrete based of previous industrial building(s) on the property.	Tree rows along north edge of the development area.
	
Small cultural meadow/thicket in the northwest corner of the development area.	Example of cleared areas in the west part of the site.

Table 1: Site Photos

4. Conclusion

An assessment of SAR listed under the *Species Conservation Act* has been completed using existing records for the area, habitats present and site investigation. Based on a site investigation, and the disturbed anthropogenic state of the subject property and adjacent lands, we conclude that habitat for species at risk listed in the SCA is not found within the proposed development area.

If you have any questions, please contact me.

Sincerely,



Kyle Fleming, BSc. (Wildlife)
 Senior Ecologist