



Muncaster
Environmental
Planning Inc.

May 14, 2024

Mr. Alireza Rezaiee
c/o RG Trading LTD
347 Spring Garden Avenue
Toronto, Ontario
M2N3H4

Committee of Adjustment
Received | Reçu le

2024-05-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Rezaiee:

**RE: 897 and 919 William Mooney Road
Environmental Impact Study - Severances**

I have completed an Environmental Impact Study (EIS) for two proposed severances each on 897 and 919 William Mooney Road in the south portion of Lot 9 and the north portion of Lot 8, Concession 4 of Huntley Geographic Township in the City of Ottawa (Figure 1). The proposed severances are on the west side of William Mooney Road, about a kilometre south of McGee Side Road and opposite Coveredbridge Way and Sentinel Trail Way.

The two severances proposed for 919 William Mooney Road are in the northeast portion of the overall site. Each severance will be about 0.8 hectares, with approximately 53.5 metres of frontage along William Mooney Road and a depth of 150 metres, leaving approximately 30.9 hectares and 77.5 metres of frontage for the retained lands. The severances on 919 William Mooney Road are identified as Severances 'A' and 'B' on Figure 2. The two severances proposed for 897 William Mooney Road are in the southeast portion of the overall site. Each severance will be about 0.84 hectares, with approximately 50 metres of frontage along William Mooney Road and a depth of 166 metres, leaving approximately 16.4 hectares and 50 metres of frontage for the retained lands. The two severances on 897 William Mooney Road are identified as Severances 'C' and 'D' on Figure 3.

The lands proposed for severance are dominated by regenerating, generally scattered, woody vegetation on land that appeared to be used for pasture until the mid-2010s. Greater tree cover, approximately 20 years old, is present on the southeast portion of Severance 'D'. There are no existing structures on the proposed severances, with a farmhouse and other structures on the retained lands of 919 William Mooney Road. There are no current structures on 897 William Mooney Road. The severances have been located to be as close as possible to William Mooney Road and to avoid north-south channels and associated lower-lying areas further to the west on the retained lands. Except for a roadside channel on the west side of William Mooney Road, the closest channel to the severances is approximately 27 metres northwest of Severance 'C'. Huntley Creek crosses William Mooney Road approximately 130 metres north of the northeast corner of Severance 'A'.

As there is no existing residence on the retained lands of 897 William Mooney Road, this EIS provides recommendations for a potential building location in the future on the south retained lands. A new residence on each proposed severance and perhaps ultimately the retained lands of 897 William Mooney Road, will be served with a private septic system and individual drilled water well.

Land use in the vicinity of the site is dominated by rural residential developments and agricultural activity, with some forests. For the purposes of this report, William Mooney Road is considered to be in a north-south orientation.

Site Context and Proposed Severances

The lands proposed for severance, retained lands, and adjacent lands are identified as Rural Countryside on Schedule B9 of the City's Official Plan. The young forest in the south portion of Severance 'D' is part of the City's Natural Heritage System Overlay, as shown on the Schedule C11-A of the Official Plan (see purple line on Figure 3). In addition, the entire study area is part of a Natural Heritage System Linkage Area as shown on Schedule C11-A. The closest natural heritage core area is the South March Highlands, about 4.5 kilometres to the east. The linkage function would be impacted by many rural residential subdivisions and more under construction and major north-south road corridors such as Highway 417 to the west and Carp Road to the east. No environmental constraints are shown on Schedule C15 on or adjacent to the study area, with unstable slopes shown along the Huntley Creek corridor further to the north. A small floodplain area is shown along the north edge of Severance 'A' (Figure 2, Photo 1). Mississippi Valley Conservation (MVCA) provided these comments on the floodplain in February 6th, 2024 correspondence from Brittany Moy:

MVCA staff have further reviewed the floodplain mapping on the subject property. Based on this further analysis, it was determined that the floodplain feature on the subject property is a depressional feature, with minimal storage and capacity. Please note that MVCA generally can not support the creation of new lots within the floodplain, however, given that less than 2% of the lot is within the 1:100-year floodplain of Huntley Creek, and the development envelope you submitted is located outside of the floodplain and it's associated 15 metre regulation limit, MVCA does not have any concerns with the application as proposed. Please note that no site alteration, grading or development should be located within the regulation limit of the floodplain and a permit will be required to cross the regulated watercourse along William Mooney Road to access the site.

There are no Provincially Significant Wetlands or Areas of Natural and Scientific Interest in the general area of the site, with an unevaluated wetland mapped on the geoOttawa layer approximately 100 metres south of the south boundary of 897 William Mooney Road. The site is not part of a Natural Area as assessed by White (1997).

Methodology

As the study area contains portions of the Natural Heritage System, an EIS is required to determine if the proposed severances and associated residences and a residence on the retained lands of 897 William Mooney Road would have a negative impact on the significant natural features. Potential Species at Risk utilization, impacts on watercourses, and significant woodlands will also be assessed. This EIS was prepared following the City's EIS Guidelines, with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-six years of experience in completing natural environment assessments. Michelle Muncaster assisted with the field survey and completing this report.

The EIS will provide the methodology to mitigate as required negative impacts on significant features and functions. Potential Species at Risk in the general area were identified from Ministry of Natural Resources and Forestry databases, the Ontario Breeding Bird Atlas, Ontario Reptile and Amphibian Atlas, and Species at Risk reported for the overall City of Ottawa.

The natural environment features of the proposed severances and adjacent lands were reviewed from 10:15 to 13:05 on May 7th, 2024, under sunny skies, a light breeze, and an air temperature of 18° C. The study was completed by systematically travelling through the survey area of the lands proposed for severance and adjacent 120 metres and completing a description of the lands based on the vegetation component of the Ecological Land Classification for Southern Ontario.

Existing Conditions

The lands proposed for severance and adjacent retained lands are generally level, with very gentle slopes to the east and north. Soils on the proposed severances and adjacent retained lands are mapped as poorly to imperfectly drained sandy and silty loams (Schut and Wilson, 1987). These descriptions are consistent with the field observations, with small rock representation observed at the surface in the south portion of Severance 'D'.

A watercourse is mapped along the west side of William Mooney Road adjacent to 919 William Mooney Road (Photo 2), and along the north edge of the retained lands of 897 William Mooney Road west of William Mooney Road (Photo 3). Standing water to a depth up to 8cm was present in the channel along the north side of 897 William Mooney Road on May 7th, with flowing water noted in the channel along the west side of William Mooney Road. Other than vegetation, no potential aquatic habitat features such as coarse substrate, woody debris, a defined low flow channel, or undercut banks were observed in the channels. The channels have a typical dug trapezoid ditch cross-section and lack meandering.

The area identified as floodplain along the north edge of Severance 'A' is a mowed grassed swale that had small pockets of narrow standing water in the centre of the swale on May 7th (Photo 1).

Terrestrial Habitat - 919 William Mooney Road

Severances 'A' and 'B' are dominated by cultural thicket upland habitat (Photos 4 and 5). Common buckthorn, red-osier dogwood, apple, slender willow, plum, narrow-leaved meadowsweet, chokecherry, staghorn sumac, and common juniper shrubs are common, along with regenerating stems of balsam poplar, trembling aspen, white elm, Manitoba maple, crack willow, tamarack, grey birch, white pine, white spruce, and white cedar. The largest tree noted was a 28cm diameter at breast height (dbh) white pine. Common ground flora includes June meadow grass, orchard grass, common mullein, ox-eye daisy, common strawberry, heart-leaved aster, wild carrot, wormseed mustard, lupin, evening primrose, red clover, tufted vetch, Canada goldenrod, and common dandelion.

Where the tree cover is greater than 25 percent the vegetation community on Figure 2 is identified as a cultural woodland (Photo 6). Regenerated or planted stems of Scot's pine are dominant, with white pine also present. June meadow grass, common brome grass, common dandelion, and Canada goldenrod is representative of the ground vegetation, with chokecherry, common buckthorn, and narrow-leaved meadowsweet in the understory.

Terrestrial Habitat - 897 William Mooney Road

Severance 'C' and the retained lands north of Severance 'C' are entirely a cultural thicket (Photos 7 and 8). Common buckthorn, red-osier dogwood, prickly ash, slender willow, narrow-leaved meadowsweet, nannyberry, prickly gooseberry, and common juniper shrubs are common, along with regenerating stems of balsam poplar, trembling aspen, Scot's pine, tamarack, white birch, white pine, white spruce, and white cedar. The largest tree noted was a 25cm diameter at breast height (dbh) trembling aspen. Common ground flora includes June meadow grass, orchard grass, reed canary grass, coltsfoot, common strawberry, wild carrot, hooked agrimony, common milkweed, wild grape, red clover, Canada goldenrod, and common dandelion.

Severance 'D' is also dominated by the cultural thicket described above (Photo 10), along with an area of cultural woodland (Photo 11) in the east portion and an area of upland poplar-cedar mixed forest in the south where the tree cover is greater than 60 percent (Figure 3). In the cultural woodland regenerating trembling aspen up to 28cm dbh are dominant with stems of white cedar, Manitoba maple, and white spruce also present. Some of the poplars had trunk damage and unhealed calloses and windthrow was noted. Reed canary grass, common brome grass, narrow-leaved meadowsweet, and common dandelion were also observed in the cultural woodland in the east portion of Severance 'D'.

An upland trembling aspen-white cedar mixed forest is in the south portion of Severance 'D'. Most of the forest is young with trembling aspen, balsam poplar, and white cedar stems less than 25cm dbh but a few larger trees along the property line further west of William Mooney Road are likely a former hedgerow. These larger trees include a 48cm dbh dead white ash (emerald ash borer) and a 38cm white birch in good condition. The younger trees also appear to be in good condition. Narrow-leaved meadowsweet and regenerating white cedar and poplar stems are common in the understory. The ground flora in the mixed forest includes common brome

grass, wild carrot, common dandelion, Canada goldenrod, wild grape, hooked agrimony, field horsetail, lady fern, and ostrich fern.

Wildlife observed on and adjacent to the study area include Canada goose, blue jay, American crow, black-capped chickadee, downy woodpecker, yellow-bellied sapsucker, red-winged blackbird, common grackle, white-throated sparrow, song sparrow, American robin, brown thrasher (heard to the east of William Mooney Road), house finch, Nashville warbler, American goldfinch, grey catbird, white-tailed deer tracks, and eastern chipmunk. No trees with potential cavities for wildlife or evidence of raptor utilization was observed. Fissured rock was not seen but a stone fence along the east property line of Severances 'A' and 'B' could be used by snakes and other wildlife, though no snakes were noted on a spring day good for such observations.



*Photo 1 - Area mapped as floodplain along the north property line of Severance 'A'.
View looking east towards William Mooney Road*



Photo 2 – Roadside channel on the west side of William Mooney Road, with channel at east end of floodplain area joining the channel. View looking west



Photo 3 - Swale along the north side of the retained lands of 897 William Mooney Road. View looking east towards William Mooney Road



*Photo 4 - West portion of the recommended building area on Severance 'A',
with view looking east*



Photo 5 - Recommended building area on Severance 'B', with view looking north



Photo 6 - Cultural woodland in the central portion of Severance 'B', to the west of the recommended building area. View looking west



Photo 7 - Recommended building area on the retained lands of 897 William Mooney Road. View looking west



Photo 8 - Recommended building area on Severance 'C', with view looking west from the east portion of the building area



*Photo 9 – Access to recommended building area on Severance 'D'.
View looking west from William Mooney Road*



Photo 10 – Recommended building area on Severance ‘D’ with view looking west



Photo 11 – Cultural woodland in the east portion of Severance ‘D’, between William Mooney Road and the recommended building area. View looking south

Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNR (2015). No flora, fauna, or ecological conditions were observed in the field surveys in the vicinity of the recommended building areas that would trigger a Significant Wildlife Habitat designation with respect to the ELC communities present. For example, no wetlands are present on the proposed severances or adjacent retained lands, indicating waterfowl stopover and staging areas and amphibian or turtle habitat are not present. Evidence of colonial nesting bird breeding habitat or other examples of seasonal concentration areas were also not observed on the lands proposed for severance or the adjacent retained lands. No rare or specialized habitat including seeps or springs were noted. The young deciduous forests in the south portion of 897 William Mooney Road do not appear to support raptor wintering areas, and forest interior habitat or old growth forest are not present. Cavity trees greater than 25cm dbh that may support maternity colonies for bats are not present in proximity to the recommended building areas. No shrub/early successional breeding birds were observed on the site, though habitat is present. No areas of broken and fissured rock were observed but a stone fence is present in places along the east border of Severances 'A' and 'B'. These stone fences could be significant habitat for snakes and other wildlife.

The linkage functions associated with the site would be reduced by the adjacent rural residential subdivisions and the corridors of Highway 417, Carp Road and other infrastructure, but some linkage functions would remain along the Huntley Creek corridor. It is anticipated that five rural residences adjacent to large retained lands will not have a detectable impact on the linkage functions of this area of rural Ottawa.

Significant Woodlands

Forests in the rural portion of Ottawa are assessed for significance by the criteria identified in Table 7.2 of OMNR (2010). The site is in the Ottawa West rural planning area, with 38 % forest cover. In terms of the woodland size criteria, with this extent of forest cover in the planning area a contiguous forest would need to be at least 50 hectares to meet the size criteria for significance. The young forest in the south portion of Severance 'D' is contiguous with forests to the south and as the forest canopy break is less than 20 metres over William Mooney Road to the south of the site, the forests would be considered contiguous with forests to the east (however some of the forest on the aerial photography has been removed for a rural residential development). The overall contiguous forest is approximately 29.2 hectares and thus would not be considered significant woodlands based on the woodland size criterion identified in OMNR (2010). Due to William Mooney Road, meadows, marshes to the south, and other open habitats, no forest interior habitat is present on the site or elsewhere within the contiguous forest. No other features were observed in the on-site forests that would meet the criteria for significant woodlands, including a lack of extensive larger tree structure, no apparent economic or social functions, no forest interior habitat, and no rare vegetation communities. The marsh habitat to the south of the site may be considered sensitive and thus the overall contiguous woodlands could be considered significant based on the water protection criterion. The placement of a new rural residence in the recommended building area on Severance 'D' will not impact the water protection function

associated with the wetland and woodlands to the south and thus if the overall forest is significant woodlands, it will continue to function as significant woodlands.

The on-site forests do provide some ecological functions including local wildlife habitat and an area of tree cover and associated climate, air quality, wildlife, and nature appreciation benefits. The forest features and functions will be retained as the recommended building location on Severance 'D' has been located further west of William Mooney Road to minimize tree removal.

Species at Risk

No butternut, black ash, or other Species at Risk were observed on or adjacent to the proposed severances, including in the vicinity of the recommended building area on the retained lands of 897 William Mooney Road. The MNR's Make a Map: Natural Heritage Areas website was reviewed on April 24th, 2024. This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km square including the lands proposed for severance and adjacent retained lands (18VR21 – 16). Two Species at Risk, Blanding's turtle and bank swallow, were identified for the square, in addition to two species of special concern, wood thrush and eastern wood pewee. Blanding's turtle was also identified in the Ontario Reptile and Amphibian Atlas for the overall 10km square 18VR21 that includes the site and general area. However, no on-site wetlands or other suitable turtle habitat were observed on the proposed severances or adjacent retained lands.

The breeding birds listed in the Ontario Breeding Bird Atlas for the 10 km square 18VR21 identified eastern whip-poor-will, eastern meadowlark, and bobolink as Species at Risk in the overall 10 km square. Bobolink and eastern meadowlark utilize larger areas of grasslands, including hay fields. No meadow habitat is present on or adjacent to the proposed severances. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls; habitat not observed on or adjacent to the site. Eastern whip-poor-will utilize rock or sand barrens with scattered trees, savannahs, old burns, or other disturbed sites in a state of early to mid-forest succession, or open conifer plantations. The understory of the on-site forest in Severance 'D' is too dense for eastern whip-poor-will use. Wood thrush and eastern wood pewee usually nest in the interior habitat of deciduous forests, habitat not present on the site.

The potential Species at Risk reported for the City of Ottawa were also reviewed, with an emphasis on the endangered and threatened species historically reported in the overall City, including butternut, black ash, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, bobolink, eastern meadowlark, bank swallow, Henslow's sparrow, loggerhead shrike, eastern whip-poor-will, bald eagle, cerulean warbler, golden eagle, least bittern, little brown myotis, northern long-eared bat, olive hickorynut, eastern cougar, common gray fox, lake sturgeon, and American eel. The habitat requirements of these species along with those listed as special concern were reviewed. No suitable larger cavity trees were noted on or adjacent to the proposed severances. No wetland habitat is present for black ash. Based on the site and adjacent habitat the potential Species at Risk most likely to occur on the proposed severances or adjacent retained lands is butternut. No butternuts were observed

within 50 metres of the recommended building areas on the proposed severances or adjacent retained lands of 897 William Mooney Road.

Impact Analysis and Recommendations

Potential significant woodlands are the only significant natural heritage feature, as identified in the Provincial Policy Statement and OMNR (2010), observed on or adjacent to the lands proposed for severance. The features and functions of the on-site forest will not be impacted. The on-site woody vegetation, including the upland mixed forest, is young and no criteria for significant woodlands were observed on site. The water protection criterion is likely met on the parcel to the southwest of the site. However, development on Severance 'D' in the recommended building area will not impact the ability of the overall contiguous forest to function as significant woodlands if they are significant woodlands.

A floodplain is mapped along the north edge of Severance 'A' and a swale is along the north edge of the retained lands on 897 William Mooney Road. These features will be retained and protected with a 15 metre setback to the recommended building areas on Severance 'A' and the retained lands of 897 William Mooney Road, respectively. A roadside channel is on the west side of William Mooney Road adjacent to Severances 'A' and 'B'. A permit will be required from MVCA for placement of culverts to provide access to Severance 'A' and 'B'. None of the channels are anticipated to support direct fish habitat but will be retained in their current location.

The 0.2 hectare recommended building areas for the four severance and the retained lands of 897 William Mooney Road are all in cultural thicket habitats (Figures 2 and 3, Photos 5, 7, 8, and 10) and access from William Mooney Road will be through cultural thicket (Photo 9) or for Severance 'D' perhaps cultural woodland habitat. The recommended building area for Severance 'D' is shifted to the west to avoid the vast majority of the upland mixed forest and cultural woodland while the building area for Severance 'B' is shifted to the east to avoid a cultural woodland. The recommended building area for the retained lands of 897 William Mooney Road is shifted to the west to reduce tree removal. In these recommended building locations removal of larger trees will not be required. The building envelopes on the proposed severances and retained lands are not to exceed 0.2 hectares, with the orange rectangles scaled to approximately 0.2 hectares on Figures 2 and 3.

Potential impacts during construction of the rural residences include impacts on wildlife from vegetation removal, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during construction, and impacts associated with an increase in noise, dust and light. The following mitigation measures are recommended to address these potential impacts during construction and operation of the rural residences:

1. The amount of tree removal for the building envelopes and associated access on the proposed severances and retained lands of 897 William Mooney Road is to be minimized as much as possible and conifer representation up to 20cm dbh retained where possible along the edges of the building envelopes for Severances 'C' and 'D';

2. The building areas for the 897 William Mooney Road retained lands and Severance 'A' are to be at least 15 metres south of the west-east channel and floodplain mapping, respectively;
3. Sturdy protective fencing, at least 1.3 metres in height, is recommended around the perimeter of the work areas to ensure the adjacent vegetation to be retained is not impacted by the construction and to isolate the work area from sensitive wildlife. The protective fencing is to be installed at the outer limits of the critical root zone (ten times trunk diameter) of the retained trees;
4. Woody vegetation removal is to occur before April 15th or after August 15th for the protection of breeding birds, unless a survey conducted by a qualified biologist within five days of the vegetation removal identifies no bird nesting activity;
5. The work areas should be searched for snakes and other sensitive wildlife at the beginning of each work day. Any turtles, snakes, or other sensitive wildlife observed in the vicinity of the work areas or that may otherwise be in danger are to be safely relocated to the west of the work areas. Animals should be moved only far enough to ensure their immediate safety and any handling of Species at Risk during construction for safe relocation purposes should be done by individuals who are properly trained to do so. See Appendix 1 and the links in Section 4 of City of Ottawa (2022) for suggestions on how to effectively relocate turtles and snakes and Section 2.5 for recommendations on construction site management;
6. Any landscaping is to use only locally appropriate native species, such as those native species listed in this report. This recommendation is not meant to apply to vegetable gardens or non-invasive ornamental shrubs in close proximity to the new residences;
7. If disturbances to stone fences are required to access Severances 'A' or 'B' from William Mooney Road, the disturbance is to occur outside of the winter and spring periods to protect wildlife. City of Ottawa (2015) contains mitigation measures for the removal of stone piles including retaining a biologist to inspect habitat for occupancy prior to removal during the more sensitive periods, and in cases where occupancy is uncertain, the stone piles are to be disassembled slowly (by hand where possible) to reduce potential impacts and allow wildlife time to relocate;
8. All construction activity will occur during daylight hours;
9. To maintain the rural nature of the area and minimize new impervious surfaces, gravel driveways are to be used;
10. Outdoor lighting is to be kept to an absolute minimum and not directed away from the new residences;
11. Pets are to be controlled at all times;
12. To discourage wildlife from entering the work area during construction, the site should be kept clear of food wastes and other garbage, and proper drainage provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work areas;
13. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the site prior to construction. Waste will be managed in accordance with provincial regulations;
14. The contractor will have a spill kit on-hand at all times in case of spills or other accidents;

15. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas is to be achieved as soon as possible; and,
16. Roof runoff should be directed to rain barrels, grass, or other permeable surfaces.

The following mitigation is recommended for installation of the culverts to access the building areas from William Mooney Road:

- All in-water work is to be completed preferably during low flow periods and must be completed outside of the more sensitive March 15th to June 30th period if there is water in the roadside channel. The summer period is recommended due to generally reduced flow, decreased potential for sediment input, and the greater growing season afforded for re-vegetation of disturbed areas. If the proposed timing of the work is to take place between October 15th and March 15th, it may be necessary to have all exposed areas along the banks covered with erosion control blankets to keep the soil in place and prevent erosion from occurring during the following spring freshet. A permit for the culvert installations will be required from MVCA;
- Although no fish utilization is anticipated, the work areas for the culverts are to be isolated and de-fished if water is present. Fish are to be safely relocated to Huntley Creek. A sampling permit will be required from MNRF. The permit may take up to two weeks to obtain;
- Bare fine soils are to be seeded as soon as possible or protected with self-seeded erosion control matting; and,
- Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the watercourse and the environment in general include installation of silt fencing, proper maintenance not in proximity to a watercourse on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials.

In addition, many helpful wildlife-oriented mitigation measures are detailed in the City's *Protocol for Wildlife Protection during Construction* (City of Ottawa, 2022). Contractors are to review in detail and understand the City's *Protocol for Wildlife Protection during Construction* prior to commencement of construction. The contractor is to be aware of the potential Species at Risk in the vicinity of the site including butternut. Appendix 1 of City of Ottawa (2022) describes these species. Bernie Muncaster (613-748-3753) is the project biologist for this development. Any Species at Risk sightings are to be immediately reported to the Ministry of the Environment, Conservation and Parks and work that may impact the species suspended immediately.

Conclusion

One rural residence is planned in each of four proposed severances and one potentially on the retained lands of 897 William Mooney Road where no residence is currently present. No natural environment constraints were observed on the recommended building areas, with channels and floodplains adjacent to the building areas. The recommended building areas are in cultural thicket habitats on former pasture land.

Construction and operation of the residences in these areas is not anticipated to impact the features and functions of the local natural environment features including the Natural Heritage System Linkage Area provided the important mitigation measures in this report are properly implemented.

This EIS concludes that it is the professional opinion of the author that the construction and operation of four residences and associated infrastructure on the lands proposed for severance and a potential future residence on the retained lands in the recommended building areas will not have a negative impact, as defined in the Provincial Policy Statement, on the significant natural heritage features and functions of the area, including the Natural Heritage System Linkage Area, providing the above recommended mitigation measures are properly implemented.

References

City of Ottawa. 2022. Protocol for Wildlife Protection during Construction. Revised December, 2022. 14 pp & Append.

Ontario Ministry of Natural Resources. 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. 2nd Edition. March 2010. 233 pp.

Ontario Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. January, 2015. 38 pp.

Schut, L.W. and E.A. Wilson. 1987. The soils of the Regional Municipality of Ottawa-Carleton (excluding the Ottawa Urban Fringe). Report No. 58 of the Ontario Institute of Pedology.

White, D.J. 1997. Summary: Natural Area Reports for Natural Areas West of the Rideau River (400 Series). Prepared for the Regional Municipality of Ottawa-Carleton, Planning and Development Approvals Department. Report #28-08c. 120 pp.

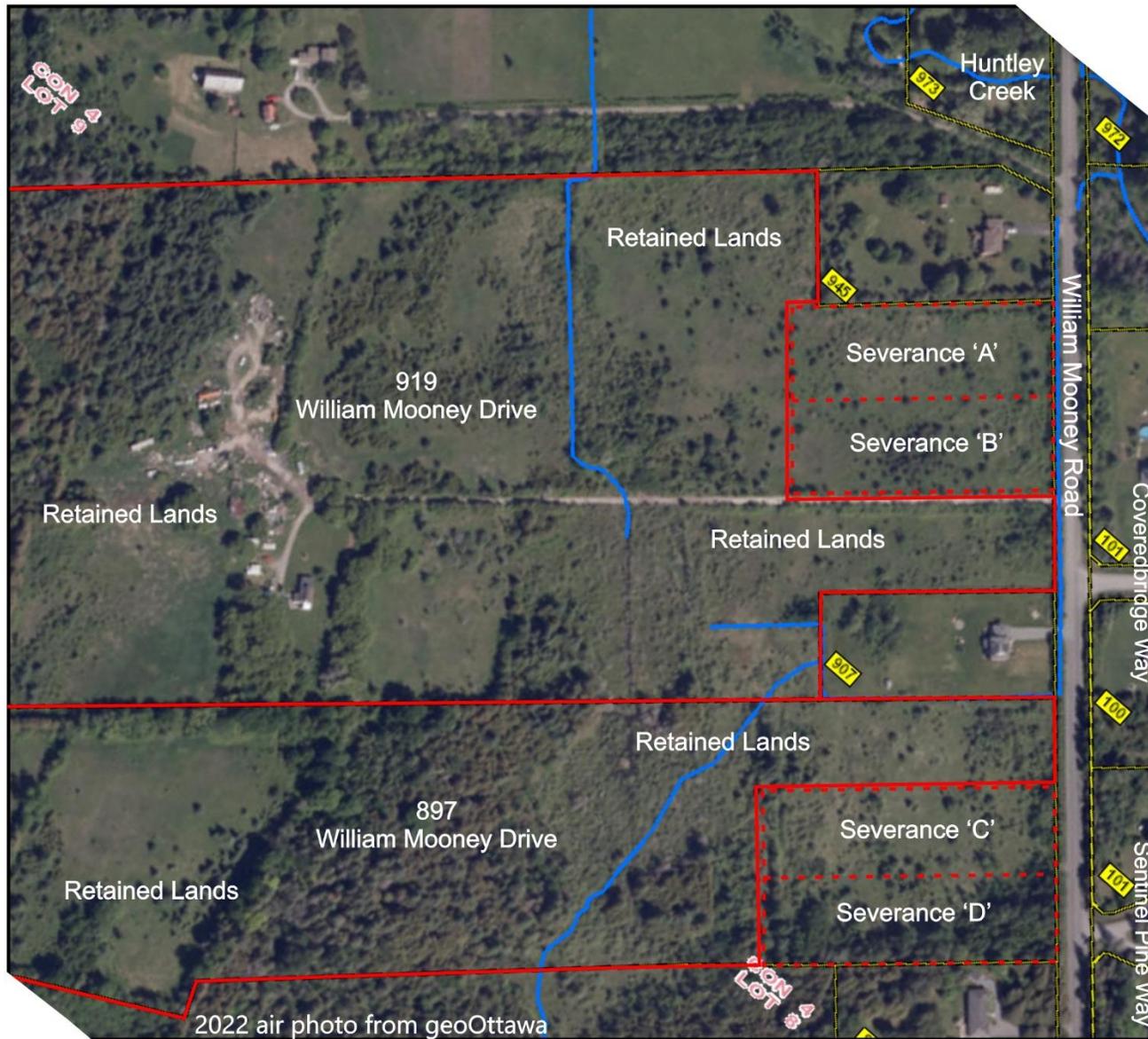
Please call if you have any questions on this EIS.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.



Bernie Muncaster, M.Sc.
Principal

William Mooney Severances



Severance Location Figure



Approx. Scale 1:3,700

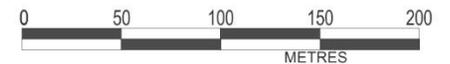


Figure 1

FILE: 24 - 01

May 8, 2024

Prepared for:

RG Trading Ltd

Prepared by:



Muncaster
Environmental
Planning Inc.

897 and 919 William Mooney Road,
Proposed Severances

Huntley, City of Ottawa



Legend

- Retained Lands
- Proposed Severance
- Recommended Building Areas
- Floodplain Line
- Vegetation Communities
- Mapped Watercourse

Vegetation Communities

- Cultural thicket
- Cultural woodland



Approx. Scale 1:1,500



Figure 2

FILE: 24 - 01

May 8, 2024

Prepared for:

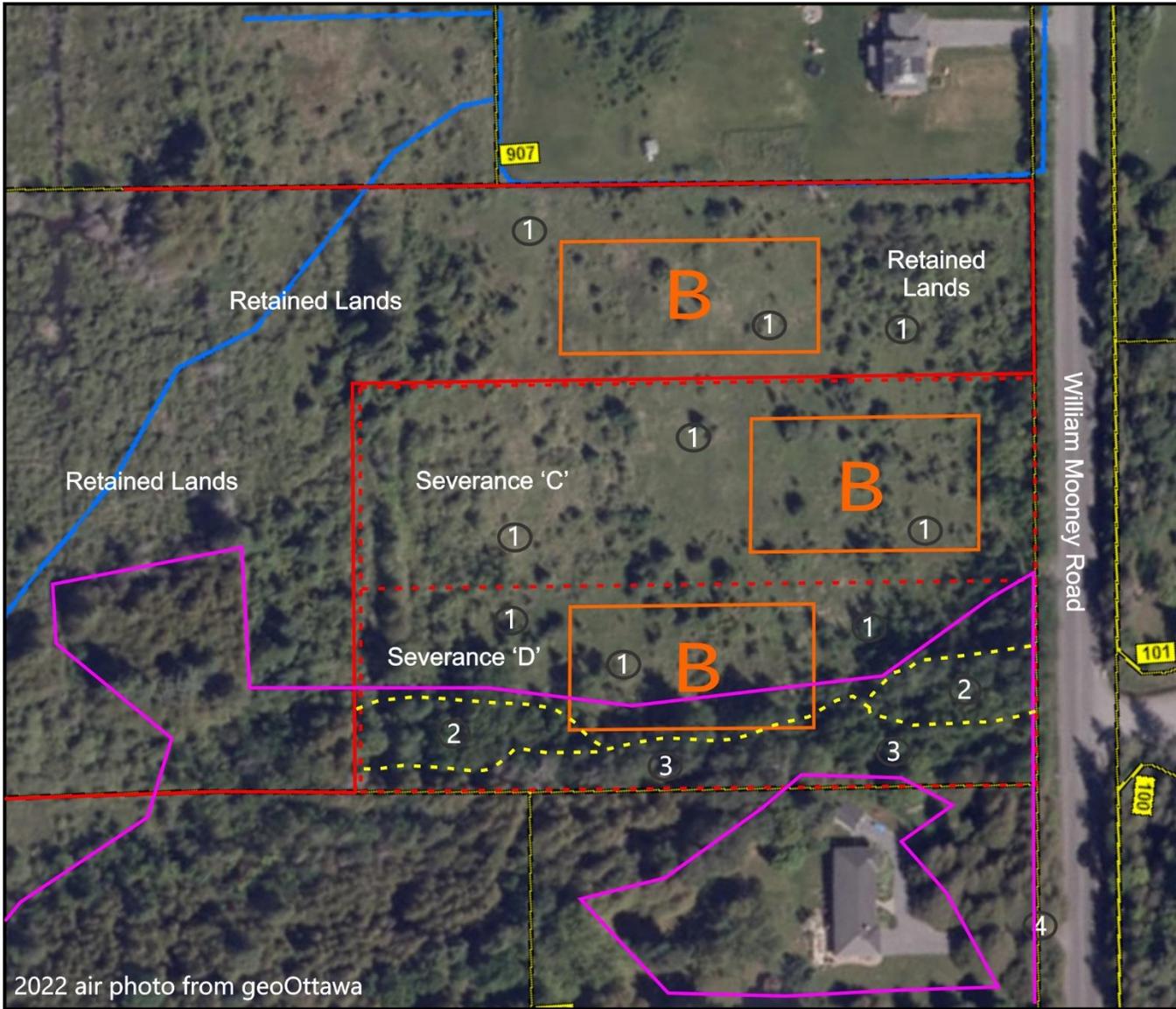
RG Trading Ltd

Prepared by:



919 William Mooney Road,
Proposed Severances

Huntley, City of Ottawa



Legend

- Retained Lands
- Proposed Severance
- Recommended Building Areas
- Natural Heritage Features Overlay per Schedule C11-A
- Vegetation Communities
- Mapped Watercourse

Vegetation Communities

- ① Cultural thicket
- ② Cultural woodland
- ③ Poplar-cedar deciduous forest



Approx. Scale 1:1,600



Figure 3

FILE: 24 - 01

May 8, 2024

Prepared for:

RG Trading Ltd

Prepared by:



Muncaster
Environmental
Planning Inc.

897 William Mooney Road,
Proposed Severances

Huntley, City of Ottawa