



Muncaster  
Environmental  
Planning Inc.

April 19, 2024

Mr. Preet Saluja  
1929 8<sup>th</sup> Line Road  
Metcalf, ON  
K0A 2P0

Dear Mr. Saluja:

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-05-03  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**RE: Proposed Severances - 1929 8<sup>th</sup> Line Road  
Environmental Impact Study - Updated**

I have completed an Environmental Impact Study (EIS) for two severances on the east side of 8<sup>th</sup> Line Road, to the north of Forest Green Crescent, in the northwest portion of Lot 12, Concession 8 of Osgoode Geographic Township in the City of Ottawa. Two severances are proposed for the approximately 19.1 hectare site, which has a municipal address of 1929 8<sup>th</sup> Line Road. The west severance (also known as Severance 1) is along the west property line, with 123 metres of frontage along 8<sup>th</sup> Line Road, with the east severance (also known as Severance 2) abutting the west severance and having 75 metres of frontage along Forest Green Crescent to the south (Figure 1). The west and east severances will be approximately 2.2 and 1.1 hectares respectively, leaving about 15.8 hectares for the retained lands. There is an existing occupied residence and a barn on the west severance, with a new residence planned for the east severance and retained lands. Each new residence will be serviced with a private septic system and individual drilled water well

The east portion of the retained lands is forested and will not be disturbed. The balance of the retained lands is mostly small hayfields, with deciduous hedgerows and other meadow habitat. Small structures and former paddocks are in the north portion of the east severance, with a coniferous forest on the balance of the severance. As no changes are proposed for the west severance, this EIS focuses on the east severance and a recommended building area and adjacent lands up to 120 metres on the retained lands.

A rural residential subdivision is immediately to the south of the site, with the Metcalfe Golf and Country Club to the west, on the west side of 8<sup>th</sup> Line Road. Lands to the east and north of the site are generally forested with scattered residences and small areas of agricultural.

For the purposes of this report, 8<sup>th</sup> Line Road is considered to be in a north-south orientation. This EIS has been updated to reflect the barn and adjacent area is now proposed for the west severance rather than the east severance.

### **Site Context**

The site and adjacent areas are designated rural countryside on Schedule B9 of the City of Ottawa Official Plan. The site is also zoned *Rural Countryside* (RU), except for an eighteen metre wide north-south pipeline corridor in the central portion of the retained lands, which is zoned parks and open space (O1O). As shown on Figure 1, the forests on the site are part of the Natural Heritage System Feature Overlay on Schedule C11-C of the Official Plan. No Natural Heritage System Core Areas, Linkage Areas, Significant Wetlands, Natural Environment Areas, or Areas of Natural and Scientific Interest are on or adjacent to the site, with the closest Natural Heritage System Core Area approximately 2.1 kilometres to the west, west of John Quinn Road. This is also the closest greenspace area mapped on Schedule B9 and the closest Provincially Significant Wetland, representing the east portion of the North Osgoode Swamp. Unevaluated wetlands are shown on the geoOttawa layer in the east portion of the retained lands. At the closest point these mapped wetlands are approximately 110 metres to the east of the recommended building area on the retained lands. No environmental constraints are mapped on or adjacent to the site on Schedule C15 of the Official Plan.

The east portion of the retained lands represent the west portion of the Copper Hill Road South Upland Natural Area, as mapped by Brownell and Blaney (1997). This moderately rated Natural Area scored high for the rare vegetation and rare species criteria and moderate for the vegetation community and species diversity criterion. None of the rare vegetation communities or species identified by Brownell and Blaney (1997) were observed on the site and none of the rare species are currently designated Species of Risk or species of special concern. No linkage function was noted for the Natural Area and the impact of alien species was considered moderate. Brownell and Blaney (1997) concluded that much of this Natural Area was probably subjected to heavy grazing pressure and is recovering slowly since there are only thin soils over the bedrock. The Natural Area is highly fragmented with a low interior size ratio.

### **Methodology**

An EIS is required to determine if the severances and associated residences, including one on the retained lands, would have a negative impact on potentially significant natural heritage features including Species at Risk utilization and significant woodlands. 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-five years of experience in completing natural environment assessments.

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 east severance and west portion of the retained lands were reviewed from 07:20 to 10:25 on July 19<sup>th</sup>, 2023, under sunny skies, light air, and an air temperature of 20° C. The study was completed by systematically travelling through the survey

area and completing a description of the lands based on the vegetation component of the Ecological Land Classification for Southern Ontario. The field survey concentrated on the east severance and the west portion of the retained lands for a distance of 120 metres east of the recommended building area.

### ***Existing Conditions***

The site is generally flat with a very gentle slope to the southwest. Soils for the site are mapped as well-drained fine sandy loams of limited overburden depth (Schut and Wilson, 1987). This description is consistent with field observations. Rock was observed at the surface in many areas of the forests and cultural meadows and stone piles are common along the east-west intermittent hedgerows in the west half of the retained lands.

No aquatic habitat potential or wetlands were observed on or adjacent to the recommended building areas. A swale is mapped on the north side of Forest Green Crescent east of 8<sup>th</sup> Line Road. The swale was grassed and mowed throughout on July 19<sup>th</sup> and there was no evidence of a low flow channel or other potential aquatic habitat characteristics.

### East Severance

The north portion of the east severance is dominated by a cultural meadow (Photo 4). The ground vegetation in the cultural meadow is generally dominated by non-native or aggressive species with Canada thistle dominant in many areas and orchard grass, timothy, June meadow grass, common brome grass, motherwort, common burdock, wild carrot, Canada goldenrod, common dandelion, Philadelphia fleabane, common mullein, tufted vetch, stinging nettle, wild parsnip, wild grape, and thicket creeper well represented. Scattered blackberry, red raspberry, and prickly ash shrubs are present, along with a couple of white cedars up to 48cm diameter at breast height (dbh). Holding pens are common in the cultural meadow (Photo 4).

Likely in part due to historical logging and former pasture activity the dominant white cedar in the upland coniferous forest in the south half of the east severance are present in a variety of sizes (Photo 5). The largest observed was 75cm dbh, with most stems less than 30cm dbh. Mature basswood and butternut in the 50cm dbh range are also present, with apple trees along the forest peripheries. A 50cm dbh butternut in the south portion of the cedar forest appeared to be in the best condition of the butternuts observed though butternut health assessments were not completed. Another butternut was a dead stem horizontal on the forest floor. The forest representation in the middle of the east severance is scrubby in appearance, with some windthrow. Otherwise, the trees appear to be in generally good condition. The south portion of the upland coniferous forest is more open. Prickly ash, blackberry, staghorn sumac, alternate-leaved dogwood, red elderberry, and prickly gooseberry shrubs are in the understory of the upland coniferous forest, along with regenerating cedar and white spruce stems. The ground flora is represented by non-native species in many areas included a dominance of wild lettuce in the south portion, garlic mustard, wild grape, thicket creeper, bittersweet nightshade, purple-flowering raspberry, common burdock, and heal-all. In other areas jack-in-the-pulpit, lady fern, wild sarsaparilla, white snakeroot, are present. Yellow violet and small enchanter's nightshade were also observed. Rock is common at the surface of the coniferous forest.

A deciduous hedgerow near the boundary between the east severance and the retained lands is dominated by bur oaks up to 50cm dbh, with sugar maple, white elm, black cherry, and basswood in the 30cm to 45cm dbh range also present (Photo 7). These hedgerow trees appear to be in good condition, with reduced leaf-out on the elms. Prickly ash and common buckthorn shrubs are among the hedgerow trees, along with the invasive garlic mustard and common burdock.

### Retained Lands

The west half of the retained lands are dominated by small hayfields (Photo 1). June meadow grass, common brome grass, tufted vetch, common milkweed, red clover, chicory, Canada goldenrod, field sow thistle, common burdock, and Canada thistle are common ground flora. The fields had recently been cut.

A cultural meadow in the southwest portion of the retained lands is dominated by non-native vegetation such as wild carrot, Canada goldenrod, garlic mustard, wild parsnip, Canada thistle, orchard grass, timothy, June meadow grass, tufted vetch, thicket creeper, wild grape, stinging nettle, purple-flowering raspberry, virgin's bower, Canada thistle, and common burdock. Red raspberry, blackberry, prickly ash, red elderberry, and staghorn sumac shrubs are common in the cultural meadow. A 45 cm dbh sugar maple was the largest tree observed in this meadow, with a smaller butternut also present. The butternut had no leaf-out.

In addition to the southeast corner of the upland cedar forest described for the east severance above, an intermediate aged upland poplar deciduous forest is in the southwest corner of the retained lands. Trembling aspen and large-toothed aspen are dominant, with white elm, Manitoba maple, green ash, basswood, and butternut also present. The largest trees were in the 35cm to 40cm dbh range. The butternuts appeared dead or had very little leaf-out. Many of the ash and elm also had reduced leaf-out. Vine coverage was common on the lower limbs of many of the trees. Stumps indicate historical cutting through the forest (Photo 6) and rock at the surface is common. Fencing suggests former pasture activity. Prickly ash is thick in much of the understory of the upland deciduous forest, with glossy buckthorn, alternate-leaved dogwood, and prickly gooseberry shrubs and regenerating poplar, white cedar, and ash stems also noted. Ground flora was minimal in most areas due to the thick understory but includes thicket creeper, wild grape, common dandelion, common burdock, and yellow violet.

A deciduous hedgerow along the south property line includes green ash, white ash, basswood, white spruce and butternut (Photo 2). Many of the ash and the couple of butternuts appear dead or had limited leaf-out. The largest trees along the north edge of the hedgerow are in the 30 – 35cm dbh range. Regenerating ash stems are among the hedgerow trees, along with prickly ash, staghorn sumac, and common buckthorn shrubs. Basswood, white elm, sugar maple, and butternut are along the intermittent hedgerows between the agricultural fields. Again, the butternuts appear to be in very poor condition (Photo 3).



Wildlife observed on and adjacent to the east severance and west half of the retained lands included blue jay, northern flicker, American crow, wild turkey, black-capped chickadee, grey catbird, red-eyed vireo, indigo bunting, American robin, song sparrow, American goldfinch, white-tailed deer tracks, and red squirrel. No larger cavity trees for potential wildlife use were observed within or adjacent to the recommended building areas. No evidence of raptor utilization was observed. Stone piles are along the central east-west intermittent hedgerow (Photo 3) and the south hedgerow on the west portion of the retained lands.



*Photo 1 – Recommended building area for the retained lands,  
with view looking southwest to the deciduous hedgerow*



*Photo 2 - Dead butternut along south hedgerow to the south of the recommended building area for the retained lands. View looking south*



*Photo 3 - Butternuts in very poor condition and stone piles along east-west hedgerow to the northwest of the recommended building area for the retained lands. View looking west*





*Photo 4 – Cultural meadow in the north portion of the east severance. View looking south*



*Photo 5 – Recommended building area in the south portion of the east severance within a more open portion of the understory of the upland cedar coniferous forest and disturbed ground flora.  
View looking east*





*Photo 6 – Historical tree removal in the upland poplar deciduous forest in the southwest corner of the retained lands. View looking southeast*



*Photo 7 - Deciduous hedgerow near the boundary between the east severance and the retained lands. View looking northeast*

### Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNR (2015) in combination with the ELC communities present. The stone piles along the south site boundary and east-west intermittent hedgerow on the retained lands may represent significant reptile hibernaculum if they are used by a sufficient number of individual snakes or other species. Other than potentially for access to the recommended building areas north off Forest Green Crescent, the stone piles will not be disturbed. Mitigation measures are presented below to address potential impacts on the stone piles.

There is no forest interior habitat on or adjacent to the recommended building areas. Forest interior habitat is present further to the east in the east portion of the retained lands and this interior habitat may provide nesting for species of special concern such as eastern wood pewee and wood thrush. If these species are present, the forests would be considered to support significant wildlife habitat. However, forests with forest interior habitat will not be impacted as the recommended building area on the retained lands is more than 300 metres from the forest interior habitat. Barn swallow, now a species of special concern, may utilize the structures on the east severance although this species or evidence of its nests were not observed.

Other potential criteria for a significant wildlife habitat designation were not observed on or adjacent to the recommended building areas. For example, suitable wetland habitat for waterfowl stopover and staging areas was not observed, nor was evidence of colonial nesting bird breeding habitat or other examples of seasonal concentration areas. No rare or specialized habitat including alvars, old growth forest, areas of broken and fissured rock for potential use by snakes, seeps, or springs were observed in the vicinity of the recommended building areas. The deciduous and coniferous forests do not appear to support raptor wintering areas. Cavity trees greater than 25cm dbh that may support maternity colonies for bats were not observed in the vicinity of the recommended building areas.

The existing wildlife linkage function associated with the site and general area would be impacted by the rural residential developments, agricultural operations, and rural roads. However, some linkage function would remain among the forested areas. It is anticipated that two residences near an existing rural residential development will not have a detectable impact on the linkage functions of the general area.

### Significant Woodlands

Significant woodlands in the rural area of Ottawa are determined using the criteria outlined in Table 7-2 of the Natural Heritage Reference Manual (OMNR, 2010). The forests in the west portion of the retained lands would be considered contiguous to off-site forests to the north, east and southeast. These contiguous forests extend east to 9<sup>th</sup> Line Road and the overall contiguous forest, including the forests on the east portions of the retained lands are approximately 150 hectares and would be considered significant woodlands (see light green line on Figure 1), meeting the size, forest interior habitat, and likely other criteria identified in Table 7-2. As indicated above, the on-site forest interior habitat will not be impacted by placing the building

area for the retained lands in the open habitat. The significant woodlands provide many ecological functions including forest interior habitat for birds and other wildlife and associated better protection from predation, a local linkage function, and a larger area of tree cover and associated climate, air quality, wildlife, and nature appreciation benefits. The forests on the east severance also provide some local benefits but are fragmented by the building envelopes on the west severance and 1953 8<sup>th</sup> Line Road and agricultural operations. Applying the minimum patch width criterion in Section 7.1 of OMNR (2010), the largest forest parcel on and adjacent to the east severance would be approximately 1.2 hectares.

### Species at Risk

Many butternuts, an endangered Species at Risk were observed during the field survey. The vast majority of these butternuts appeared to be in poor condition with impacts from the butternut canker. Prior to site alterations, a butternut health assessment is required for all butternuts within fifty metres of the site alterations, including access to the recommended building areas. The potential for any healthy butternuts to be impacted by the development will be assessed and any healthy butternuts that are anticipated to be impacted will be compensated for using the Ministry protocols in place at the time of development.

The MNRF's Make a Map: Natural Heritage Areas website was reviewed on July 18<sup>th</sup>, 2023. 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 squares including the lands proposed for severance and adjacent lands (18VR61 – 12, - 13, and – 23). One Species at Risk was identified for these squares (eastern meadowlark), with three species of special concern; wood thrush, eastern wood pewee, and Midland painted turtle. Eastern meadowlark, bobolink, and bank swallow are Species at Risk reported in the Ontario Breeding Bird Atlas for the 10 km square 18VR61 that includes the site and general area of Metcalfe. Bobolink and eastern meadowlark utilize large grassland areas including hayfields for nesting. Hayfields are present on the portion of the retained lands including the recommended building area. However, there is no core interior habitat as the fields are small. Generally, a minimum of five hectares of suitable nesting habitat, including interior habitat is required for successful nesting by these grassland Species at Risk. The three fields in total have an area of approximately 3.7 hectares where there is no or limited woody vegetation. Eastern meadowlark or bobolink were not observed during the July 19<sup>th</sup> survey although the fields were recently cut. For an abundance of caution mitigation measures are presented below to prevent impacts to bobolink or eastern meadowlark.

Several structures are on the east severance that may be used by barn swallow (now considered a species of special concern). American robin nests were observed in a coupler of the structures but no barn swallow nests. Mitigation measures are presented below for timing with respect to removal of the sheds to ensure barn swallow nesting is not impacted. No chimneys are present on the east severance or retained lands that may be used by chimney swift and no sand banks are present that may be used by bank swallow. Blanding's turtle was not identified in the Ontario Reptile and Amphibian Atlas for the overall 10km square 18VR61, although Midland painted turtle and snapping turtle, another species of special concern, were. No suitable habitat for turtles or black ash was observed on or adjacent to the recommended building areas.

Eastern whip-poor-will, another potential Species at Risk, 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 forests appear too disturbed and the forests are far too small (a minimum forest size of nine hectares is required for nesting) for the forests on the east severance to be used by eastern whip-poor-will. The large forested areas in the east portion of the retained lands will not be disturbed.

Eastern small-footed myotis, little brown myotis and northern long-eared bat are three bat Species at Risk that utilize cavities in larger trees in forests as maternal summer roost locations. No trees with cavities that may be used as maternity colonies by bats were observed on or adjacent to the recommended building areas.

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, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, bobolink, eastern meadowlark, black ash, 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.

Based on the site and adjacent habitat the potential Species at Risk most likely to occur on the severances is butternut, with potential but unlikely utilization by bobolink or eastern meadowlark. Mitigation measures are presented below to ensure any Species at Risk utilization is assessed and avoided or compensated for as required.

### ***Impact Analysis and Recommendations***

Natural heritage features, as identified in the Provincial Policy Statement and OMNR (2010), observed on or adjacent to the site include Species at Risk, significant woodlands and potential significant wildlife habitat.

Significant woodlands will not be impacted as the recommended building area on the retained lands is approximately 280 metres west of the closest portion of the significant woodlands. However, a portion of the upland cedar forest will be removed for the recommended building area on the east severance. Though not part of the significant woodlands, the cedar forest does provide some local wildlife habitat and climate and nature appreciation benefits. This location is recommended as it minimizes access required through the forest and is an area of younger cedar trees and more disturbance to the ground flora. The 0.2 hectare recommended building area (shown with an orange rectangle on Figure 1) is centered approximately 30 metres north of the south boundary of the east severance. To place the building area in the meadow to the north would require an extended access through the cedar forest and the building area would be in close proximity to the existing barn.

Many butternuts, an endangered Species at Risk, were observed during the field survey. The vast majority of these butternuts appeared to be in poor condition with impacts from the butternut canker. Prior to site alterations, a butternut health assessment is required for all butternuts within fifty metres of the site alterations, including access to the recommended building areas. The potential for any healthy butternuts to be impacted by the development will be assessed and any healthy butternuts that are anticipated to be impacted will be compensated for using the Ministry protocols in place at the time of development. Although eastern meadowlark and bobolink are not anticipated to utilize the small hayfields, mitigation measures are presented below to ensure there is no impact on these species related to the recommended building area on the retained lands.

Access to the recommended building areas may cross stone piles along the south property line. The stone piles were not continuous within the forest so the potential crossing needs to be confirmed once access points north from Forest Green Crescent are confirmed. Mitigation measures are also presented below to ensure snake utilization of the stones and other potential significant wildlife functions are not impacted by the new driveways. Other stone piles along the hedgerows between the fields will not be impacted.

The recommended building area for the retained lands is required to be a minimum distance (138 metres) from the barn which has could be used for livestock. Thus, the shape of the building area is irregular to accommodate the radius associated with this separation. The recommended building area on the retained lands will also be more than 30 metres west of the pipeline corridor on the retained lands. The recommended building area begins approximately 14 metres north of the south property line. This will protect the critical root zone and other aspects of the adjacent trees in the deciduous hedgerow along the south property line as the outer trees have a maximum size in the range of 35cm dbh. Also protected will be the stone piles along the south property line. Similarly, the east-west portion of the access driveway to the recommended building area on the retained lands is to be at least ten metres north of the property line.

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, as well as potential Species at Risk utilization and potential significant wildlife habitat:

1. The amount of tree removal for the building envelopes and associated access is to be minimized as much as possible, with the new residence on the retained lands not requiring tree removal other than for the access north off Forest Green Crescent;
2. If stone piles are present along the south property line where the driveways north off Forest Green Crescent cross the south boundary, site alterations are to be completed between May 15<sup>th</sup> and August 31<sup>st</sup>, in order to avoid the hibernation timing window for snakes and other wildlife. The stone piles, if present for the driveway access, can be disturbed during this period through removal or spreading, with the balance of the construction completed during other times if required;



3. The work associated with the above mitigation measure should be completed as soon as possible for the retained lands access as site preparation for the new residence on the retained lands is to begin before May 1<sup>st</sup> or after August 31<sup>st</sup> to ensure no impacts on the grassland Species at Risk eastern meadowlark and bobolink. Alternatively, a survey can be completed by a qualified biologist to determine if these species are nesting in the vicinity of the building area;
4. As described above, a butternut survey and associated health assessment is required prior to any site alterations, including tree removal, that may impact butternuts. The butternuts health assessments are completed during the established leaf-out period, usually from late May to the end of August;
5. Removal of any of the structures on the east severance is to occur before May 1<sup>st</sup> or after August 31<sup>st</sup> to protect potential barn swallow utilization or a survey can be completed by a qualified biologist to determine if barn swallows are nesting in the structures;
6. 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, where applicable;
7. Woody vegetation removal is to occur before April 15<sup>th</sup> or after August 15<sup>th</sup> for the protection of breeding birds, unless a survey conducted by a qualified biologist within five days of the vegetation removal identifies no breeding activity;
8. Any turtles or snake observed in the vicinity of the work areas or that may otherwise be in danger are to be safely relocated to the east. 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;
9. Except for vegetable and ornamental gardens, landscaping should use only locally appropriate native species, such as those native species listed in this report or found in the Copper Hill Road South Upland Natural Area. Planting of invasive non-native species is not to occur;
10. All construction activity will occur during daylight hours;
11. Outdoor lighting is to be kept to an absolute minimum and not directed away from the new residences;
12. To discourage wildlife from entering the work areas 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. Pets are to be controlled at all times;
14. 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;
15. The contractor will have a spill kit on-hand at all times in case of spills or other accidents;
16. 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,

17. Roof runoff should be directed to rain barrels, grass, or other permeable surfaces.

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, bobolink, and eastern meadowlark. 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 MECP, and work that may impact the species suspended immediately.

As recommended in City of Ottawa (2022), prior to beginning work each day, the work areas are to be checked for wildlife by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of the City's *Protocol for Wildlife Protection during Construction* (City of Ottawa, 2022) for recommendations on construction site management.

### ***Conclusion***

Two rural residences are proposed, one on the retained lands in a field and one in the south portion of a cedar forest on the east severance. Significant woodlands will not be impacted and mitigation measures are provided above to protect potential significant wildlife habitat associated with stone piles and any Species at Risk utilization. Note the timing associated with the mitigation measures. Butternut health assessments and, as required, alterations to the stone piles are completed during the summer period, with site preparation for the building area on the retained lands to begin by mid-spring or after August.

This EIS concludes that it is the professional opinion of the author that the construction and operation of two residences and associated infrastructure on the retained lands and east severance 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 significant woodlands, Copper Hill Road South Upland Natural Area, and potential significant wildlife habitat and Species at Risk utilization, providing the above recommended mitigation measures are properly implemented.

### ***References***

Brownell, V.R. and C.S. Blaney. 1997. Natural Area Data and Evaluation Record prepared for the Regional Municipality of Ottawa-Carleton, Planning and Property Department.

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

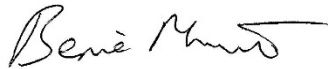
Ontario Ministry of Natural Resources. 2010. *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005*. 2nd Edition. March 2010. 233 pp.

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.

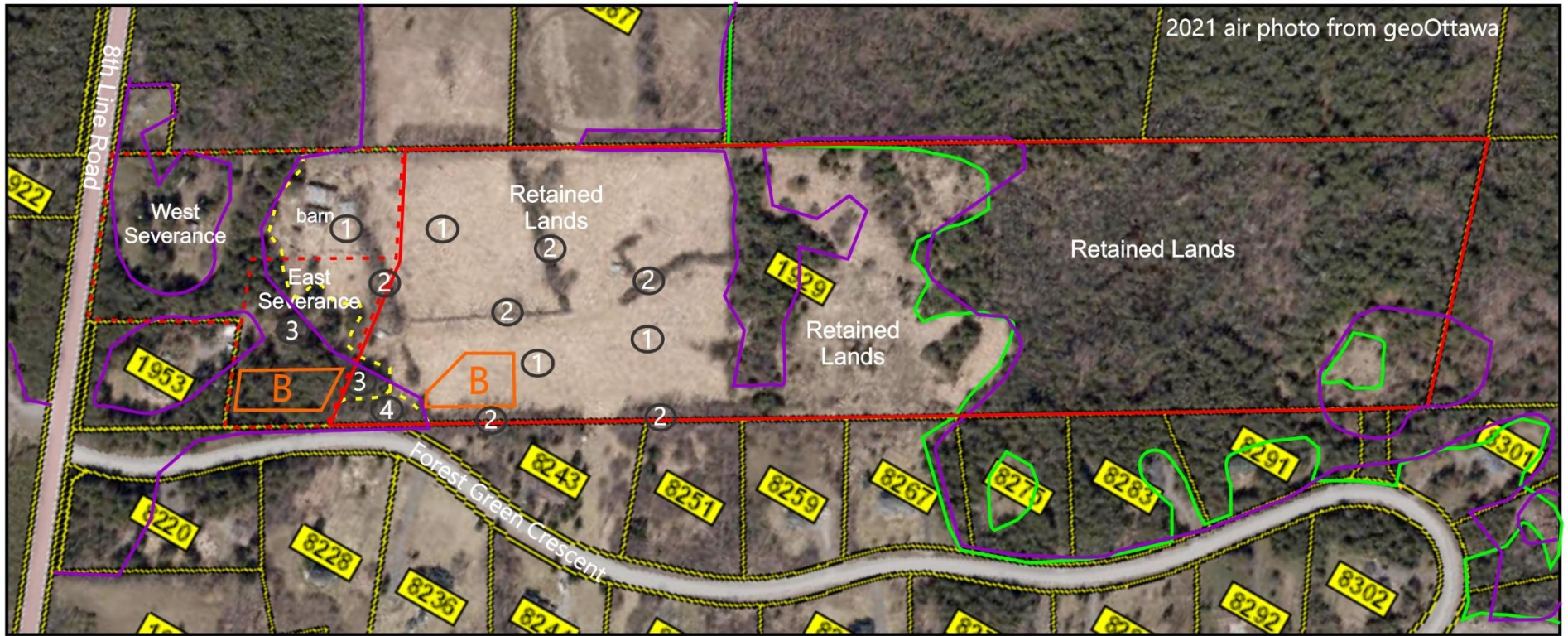
Please call if you have any questions on this updated EIS.

Yours Sincerely,  
**MUNCASTER ENVIRONMENTAL PLANNING INC.**



Bernie Muncaster, M.Sc.  
Principal

1929 8th Line 24



Legend

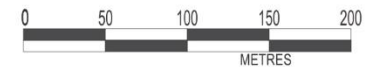
- Retained Lands
- Proposed Severances
- Recommended Building Areas
- Natural Heritage Feature Overlay (Schedule C11-C)
- Vegetation Communities
- Significant Woodlands

Vegetation Communities

- Cultural meadow/Hayfield
- Deciduous hedgerow
- Upland cedar coniferous forest
- Upland poplar deciduous forest



Approx. Scale 1:4,500



**Figure 1**

**FILE: 23 - 08**

April 19, 2024

Prepared for:

Preet Saluja

Prepared by:



Muncaster  
Environmental  
Planning Inc.

1929 8th Line Road,  
Proposed Severances

Osgoode, City of Ottawa