SCOPED ENVIRONMENTAL IMPACT STATEMENT
PART LOT 12, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF TORBOLTON

PREPARED FOR:

HUGH THAYER
3970 STONECREST ROAD
WOODLAWN, ONTARIO
K0A 3M0

PREPARED BY:

SHADE GROUP INC
PO BOX 1716
ALMONTE, ONTARIO
K0A 1A0

SHADE GROUP INC

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Version 002: January 9, 2023

Original: June 15, 2022

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

APPENDICES

1. INTRODUCTION

Shade Group Inc. was retained by Hugh Thayer (the proponent), to prepare the following Scoped Environmental Impact Statement (Scoped EIS). This Scoped EIS has been prepared in accordance with the City of Ottawa's *Environmental Impact Statement Guidelines* (October 2015).

1.1. PRE-CONSULTATION

Preliminary consultation was conducted with City of Ottawa Planner, Mark Gordon (February 17, 2022), and with Mississippi Valley Conservation Authority's Environmental Planner, Erica Ogden (February 28, 2022).

The pre-consultation identified the requirement for a Scoped EIS that would consider the following factors with potential to be impacted by development:

- Presence within the City's Natural Heritage System Core Area
- Significant woodlands
- Unevaluated wetland

1.2. PROPERTY IDENTIFICATION

The subject property is located at 3970 Stonecrest Road, Part Lot 12, Concession 1, Geographic Township of Torbolton, Roll Number 0614.421.810.02500.0000 (**Figure 1 - Appendix A**). According to Schedule B9 - Rural Transect of the City of Ottawa's draft *Official Plan* (November 2021), the subject property is within the Rural Countryside. The property is also identified on Schedule C11-A - Natural Heritage System (West) of the draft *Official Plan* (November 2021), as located within a Natural Heritage System Core Area. City of Ottawa Zoning By-Law 2008-250 Consolidation identifies the property as within the 'Rural Countryside Zone' (RU). The existing and recent past land use is rural residential.

The two areas proposed for severance and the retained parcel are identified on **Figure 1 (Appendix A)**, and will hereafter be referred to as the "study area".

2. METHODOLOGY

2.1. BACKGROUND INFORMATION

Background information was gathered to determine the potential presence of significant natural heritage features within the study area (i.e., spices at risk habitat, unevaluated wetland, significant woodland, etc.). The following sources were consulted, in addition to those referenced in **Section 8** of this report:

- Ontario Breeding Bird Atlas
- Ontario Reptile and Amphibian Atlas

- Ministry of Natural Resources and Forestry's (MNRF) Natural Heritage Information Centre (Make A Map: Natural Heritage Areas)
- Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) Fish ON-Line
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (AgMaps)
- Mississippi Valley Conservation Authority's (MVCA) Regulation Public Mapping Browser
- City of Ottawa's GeoOttawa

2.2. SITE VISIT

One (1) site visit was conducted within the study area, during the growing season. Details of the site visit can be found below in **Table 1**. The site visit focused on confirming the presence of those significant and sensitive features identified by City of Ottawa and MVCA staff, and other background sources, as potentially present within the study area.

Table 1: Site Visit Details

Date	Time	Personnel Involved	Weather Conditions	Purpose of Visit
28-May-22	Start:8:08 a.m. End:12:45 p.m.	Heather Lunn (Shade Group Inc.), Biologist	18-22°C; partly cloudy; no precipitation; wind: 3 Beaufort scale	Evaluate existing conditions and presence of natural heritage features.

The site visit included a walk-through of the 35 acres study area. Observations of flora, fauna, vegetation communities, habitat characteristics, and natural heritage features were documented through written notes and photographs (**Appendix B**). Approximate location of photographs and soil sample locations have been included on **Figure 2 (Appendix A).** Location of important features were documented through Global Positioning System (GPS) and are identified on **Figure 3 (Appendix A)**.

Vegetation communities observed within the study area were classified using the MNRF's Ecological Land Classification (ELC) protocol (Lee et al., 1998), and are shown on **Figure 3** (**Appendix A**)**.** Wetland boundaries were delineated using procedures from the Ontario Wetland Evaluation System (OWES). Wildlife observations were made through sight, sound, and physical evidence (e.g., footprints, scat, etc.).

3. DESCRIPTION OF SITE AND NATURAL ENVIRONMENT

The following section outlines the existing conditions observed during the May 28, 2022 site visit, and also identifies information gathered from those background sources listed in **Section 2.1**.

3.1. LANDFORMS, SOILS & GEOLOGY

During the site visit, topography was observed to be nearly level with a gradual slope. There was also an irregular slope down to the wetland from northwest to southeast. Contours of the site are shown on **Figure 3 (Appendix A)**.

Some areas of the property (i.e., Vegetation Community 4), had sections of exposed bedrock or very thin soils with bedrock close to the surface **(Photo 1)**.

The Soils of the Regional Municipality of Ottawa-Carleton (Schut et al., 1987) identified two main soil types within the study area. The majority of the study area was classified as Queensway soil association, which is known to be very stony material consisting of sandy loam or loamy sand, having good drainage. There was also an area identified from the Huntley soil association, which is known to have organic material and have very poor drainage. This area corresponded to the unevaluated wetland shown on **Figure 3 (Appendix A).** Soil samples were taken at multiple locations throughout the subject property (locations shown on **Figure 2**). All soil samples examined (with the exception of the wetland), were classified as sand or sandy loam **(Photo 2)**. Soils within the wetland were classified as organic material.

3.2. SURFACE WATER, GROUNDWATER & FISH HABITAT

The study area is located in the Mississippi River watershed, and is managed by the MVCA. No watercourses or waterbodies were observed within the study area during the site visit. Fish surveys were not conducted during the site visit, however, given available habitat, there is the potential for fish to be present within the unevaluated wetland in Vegetation Community 2. This community was not observed to be connected to a watercourse. If fish are present within this area they would likely be baitfish species.

3.3. VEGETATION COVER

Five (5) distinct vegetation communities were identified within the study area. These communities included Vegetation Community 1: Dry - Fresh Sugar Maple Deciduous Forest Ecosite (FOD5), Vegetation Community 2: Cattail Mineral Shallow Marsh Type (MAS2-1), Vegetation Community 3: Fresh - Moist Poplar Deciduous Forest Type (FOD8-1), Vegetation Community 4: Shrub Rock Barren (RBS), and Vegetation Community 5: Dry - Fresh White Pine - Maple - Oak Mixed Forest Ecosite (FOM2). A description of each community is provided below. Their locations are outlined on **Figure 3 (Appendix A)**, and photographs of the communities are found in **Appendix B (Photos 3 - 18**).

In addition, the study area included a ~2.45 acres section that was not classified as a vegetation community due to its existing use as an airplane runway. It is approximately 30 m wide and is maintained as mowed grass **(Photos 3 & 4 - Appendix B)**. It's location is shown on **Figure 3 (Appendix A)** and is labelled "airplane runway".

3.3.1. Vegetation Community 1

Vegetation Community 1 was identified as a Dry - Fresh Sugar Maple Deciduous Forest Ecosite (FOD5). The location of this young community is shown on **Figure 3 (Appendix A)**. It comprised just over 8.5 acres of the study area (**Photos 5 & 6 - Appendix B**).

The canopy of this forested community was dominated by young green ash (*Fraxinus pennsylvanica*), basswood (*Tilia americana*), and sugar maple (*Acer saccharum*). Other canopy species included: red maple (*Acer rubrum*), black cherry (*Prunus serotina*), yellow birch (*Betula alleghaniensis*), white pine (*Pinus strobus*), bur oak (*Quercus macrocarpa*), red oak (*Quercus rubra*), ironwood (*Ostrya virginiana*) and American elm (*Ulmus americana*).

The sub-canopy and understory was heavily vegetated with many herbaceous plant species, multiple shrub species, and saplings of species included in the upper canopy. Species observed in the sub-canopy included: sugar maple, black cherry, red maple, American elm, ironwood, green ash, European buckthorn (*Rhamnus cathartica*), Virginia creeper (*Parthenocissus quinquefolia*), tartarian honeysuckle (*Lonicera tartarica*), prickly gooseberry (*Ribes cynosbati*), smooth gooseberry (*Ribes hirtellum*), alternate-leaf dogwood (*Cornus alternifolia*), narrow-leaved meadowsweet (*Spiraea alba*), glossy buckthorn (*Rhamnus frangula*), dwarf raspberry (*Rubus pubescens*), Canada mayflower (*Maianthemum canadense*), shinleaf (*Pyrola elliptica*), yellow avens (*Geum aleppicum*), Jack-in-the-pulpit (*Arisaema triphyllum*), violet sp. (*Viola* sp.), sensitive fern (*Onoclea sensibilis*), poison ivy (*Toxicodendron rydbergii*), lady fern (*Athyrium filix-femina*), ostrich fern (*Matteuccia struthiopteris*), nodding trillium (*Trillium cernuum*), enchanter's nightshade (*Circaea lutetiana*), red baneberry (*Actaea rubra*), white trillium (*Trillium grandiflorum*), trout lily (*Erythronium americanum*), bloodroot (*Sanguinaria canadensis*), and two sedge species (*Carex* spp.).

3.3.2. Vegetation Community 2

Vegetation Community 2 was identified as a Cattail Mineral Shallow Marsh Type (MAS2-1). The boundaries of this community corresponded with the boundaries of the unevaluated wetland identified by MVCA mapping. The location of this community is shown on **Figure 3 (Appendix A)**. This community comprised over 2.0 acres of the study area, but continued into the adjacent property southeast of the study area (**Photos 7 & 8 - Appendix B**).

This community was dominated by robust and narrow-leaved emergent vegetation species such as common cattail (*Typha latifolia*) and hardstem bulrush (*Scirpus acutus*), and free-floating and fixed-floating species such as European frog bit (*Hydrocharis morsus-ranae*) and greater duckweed (*Spirodela polyrhiza*). Other herbaceous species observed within this community included the following: marsh fern (*Thelypteris palustris*), purple loosestrife (*Lythrum salicaria*), Joe-pye weed (*Eupatorium maculatum*), multiple grass species (*Poaceae* spp.), awl-fruited sedge (*Carex stipata*), lake sedge (*Carex lacustris*), Northwest Territory sedge (*Carex utriculata*), marsh cinquefoil (*Potentilla palustris*), marsh bedstraw (*Galium palustre*), sensitive fern, tufted loosestrife (*Lysimachia thyrsiflora*), stinging nettle (*Urtica dioica*), and northern bugleweed (*Lycopus uniflorus*). There was also scattered woody vegetation throughout the community and within the transition between the wetland and forest edge (i.e., Community 1 an 2), including: glossy buckthorn, winterberry (*Ilex verticillata*), red osier dogwood (*Cornus sericea*), speckled alder (*Alnus incanna*), nannyberry (*Viburnum lentago*), and narrow-leaved meadowseet.

3.3.3. Vegetation Community 3

Vegetation Community 3 was identified as a Fresh - Moist Poplar Deciduous Forest Type (FOD8-1). The location of this community on the east side of the study area, is shown on **Figure 3 (Appendix A)**. This community comprised just over 5.7 acres of the study area (**Photos 11 & 12 - Appendix B**).

The canopy of this young community was dominated by trembling aspen (*Populus tremuloides*) and balsam poplar (*Populus balsamifera*). Other canopy species observed included: green ash, black cherry, yellow birch, red maple, black spruce (*Piecea mariana*), American elm, bur oak, and white birch (*Betula papyrifera*). The sub-canopy included saplings of green ash, red maple and American elm, in addition to red raspberry (*Rubus idaeus*), Virgin's bower (*Clematis virginiana*), gooseberry sp. (*Ribes* sp.), prickly ash (*Zanthoxylum americanum*), alternate-leaf dogwood.

The understory was moderate to heavily vegetated with the following species: hairy goldenrod (*Solidago hispida*), Virginia creeper, wild sarsaparilla (*Aralia nudicaulis*), long-stalked sedge (*Carex pedunculata*), enchanter's nightshade, Canada mayflower, fragrant bedstraw (*Galium triflorum*), bracken fern (*Pteridium aquilinum*), sensitive fern, lady fern, trout lily, yellow avens, white trillium, foam flower (*Tiarella cordifolia*), and false Solomon's seal (*Maianthemum racemosum*).

There was also a culturally influenced area, less than 0.5 acres in size, located in the south corner of Vegetation Community 3. This area was noticeably different in vegetation composition in comparison to the greater overall community. However, due to its size it was not considered a separate vegetation community. No canopy species were present in this area. The area was dominated by grass species and also included sapling trembling aspen, red raspberry, and planted blue spruce (*Picea pungens*). As the area is noticeable in aerial imagery of the study area, the author felt it pertinent to address it. Photos of the area have also been included in **Appendix B (Photos 13 & 14)**.

3.3.4. Vegetation Community 4

Vegetation Community 4 was identified as a Shrub Rock Barren (RBS). The location of this community is shown on **Figure 3 (Appendix A)**. It comprised approximately 1.8 acres of the study area (**Photos 15, 16 & 17 - Appendix B**).

This community included patchy meadow with multiple herbaceous species, and greater than 25% shrub coverage. There were areas of exposed bedrock and thin soil coverage throughout the community. Herbaceous species observed included: buttercup sp. (*Ranunculus* sp.), common milkweed (*Asclepias syriaca*), hawkweed sp. (*Hieracium* sp.), orchard grass (*Dactylis glomerata*), woolgrass (*Scirpus cyperinus*), common plantain (*Plantago major*), wild strawberry (*Fragaria vesca*), boneset (*Eupatorium perfoliatum*), mustard sp. (*Erysimum* sp.), goat's beard (*Tragopogon dubius*), red clover (*Trifolium pratense*), and an aster species (*Asteracea* sp.).

Woody vegetation species present in this community included the following: narrow-leaved meadowsweet, eastern white cedar (*Thuja occidentalis*), European buckthorn, common juniper (*Juniperus communis*), trembling aspen, bebb's willow (*Salix bebbiana*), meadow willow (*Salix petiolaris*), American elm, and red-osier dogwood.

3.3.5. Vegetation Community 5

Vegetation Community 5 was identified as a Dry - Fresh White Pine - Maple - Oak Mixed Forest Ecosite (FOM2). The location of this community is shown on **Figure 3 (Appendix A)**. The largest and most diverse vegetation community within the study area, it comprised just over 11.5 acres (**Photos 18, 19 & 20 - Appendix B**).

The canopy of this vegetation community was dominated by moderately-mature white pine, sugar maple and bur oak. To a lesser degree, the following other canopy species were also observed: eastern white cedar, green ash, tamarack (*Larix laricina*), balsam poplar, trembling aspen, black cherry, American elm, basswood, black spruce, and common apple (*Malus* sp.).

Coverage in the sub-canopy and understory varied throughout this large community. Species observed included: green ash, glossy buckthorn, prickly ash, common juniper, red raspberry, European buckthorn, Virginia creeper, virgin's bower, glaucous honeysuckle (*Lonicera dioica*), Jack-in-the-pulpit, wild strawberry, bedstraw sp. (*Galium* sp.), fringed blue aster (*Symphyotrichum ciliolatum*), and yellow avens.

3.4. HABITAT FOR SPECIES AT RISK

Background information indicated the species at risk (SAR) listed below in **Table 2** have potential habitat within the study area. Their status on the *Species at Risk in Ontario* list and the determined potential for presence within the study area based on the habitat observed during the site visit, is also included in **Table 2**.

During the site visit, an Eastern Wood-pewee (*Contopus virens*) was observed calling within the study area (**Figure 3 - Appendix A**). In addition to the direct observation of the species, the habitat present within the study area was also observed to be appropriate breeding habitat for the species. Therefore, the study area would be considered candidate significant wildlife habitat (refer to **Section 3.5.3** for further details).

Habitat was also observed to be appropriate for the following: Wood Thrush (*Hylocichla mustelina*), Canada Warbler (*Cardellina canadensis*), Common Nighthawk (*Chordeiles minor*), Blanding's Turtle (*Emydoidea blandingii*), and Snapping Turtle (*Chelydra serpentina*). Confirmation of presence of these species was not made during the site visit and species specific surveys were not conducted otherwise. The potential habitat for these species has been outlined on **Figure 3 (Appendix A)**.

Table 2: Species at Risk with Habitat Potentially Present within Study Area

Species (Common) Name	Species (Scientific) Name	Species at Risk in Ontario List Status	Potential for Species to be Present
Eastern Meadowlark	*Sturnella magna*	Threatened	Not likely (appropriate habitat not observed)
Bobolink	*Dolichonyx oryzivorus*	Threatened	Not likely (appropriate habitat not observed)
Wood Thrush	*Hylocichla mustelina*	Special Concern	Moderately likely (appropriate habitat observed)

Species (Common) Name	Species (Scientific) Name	Species at Risk in Ontario List Status	Potential for Species to be Present
Eastern Wood-pewee	*Contopus virens*	Special Concern	Species observed 18T 0412160 5032972 (See Figure 3)
Barn Swallow	*Hirundo rustica*	Threatened	Not likely (appropriate habitat not observed)
Bank Swallow	*Riparia riparia*	Threatened	Not likely (appropriate habitat not observed)
Canada Warbler	*Cardellina canadensis*	Special Concern	Moderately likely (appropriate habitat observed)
Evening Grosbeak	*Coccothraustes vespertinus*	Special Concern	Not likely (appropriate habitat not observed)
Common Nighthawk	*Chordeiles minor*	Special Concern	Moderately likely (appropriate habitat observed)
Eastern Whip-poor-will	*Antrostomus vociferus*	Threatened	Not likely (appropriate habitat not observed)
Chimney Swift	*Chaetura pelagica*	Threatened	Not likely (appropriate habitat not observed)
Red-headed Woodpecker	*Melanerpes erythrocephalus*	Endangered	Not likely (appropriate habitat not observed)
Golden-winged Warbler	*Vermivora chrysoptera*	Special Concern	Not likely (appropriate habitat not observed)
Blanding's Turtle	*Emoydoidea blandingii*	Threatened	Moderately likely (appropriate habitat observed)
Snapping Turtle	*Chelydra serpentina*	Special Concern	Moderately likely (appropriate habitat observed)
Northern Map Turtle	*Graptemys geographica*	Special Concern	Not likely (appropriate habitat not observed)

3.5. SIGNIFICANT NATURAL HERITAGE FEATURES

Background information indicated there was the potential for the following significant natural heritage features to be present within, or adjacent to (i.e., within 120 m), the study area:

- Significant woodlands
- Unevaluated wetland
- Significant wildlife habitat

3.5.1. Significant Woodland

The City of Ottawa's *Official Plan* (May 2003), Section 2.4.2, Policy 1c), defines significant woodlands as the following:

i. Any treed area meeting the definition of woodlands in the Forestry Act, R.S.O.1990. c F.26 or forest in the Ecological Land Classification for Southern Ontario; and

ii. In the Rural Area, meeting any one of the criteria in the Natural Heritage Reference Manual, as assessed in a subwatershed planning context and applied in accordance with Council-approved guidelines, where such guidelines exist; or

iii. In the urban area, any area 0.8 hectares in size or larger, supporting woodland 60 Years of age and older at the time of evaluation; [Amendment #179 LPAT, September 5, 2019]

The forested habitat present within the study area meets the definition of "forest" in the Ecological Land Classification for Southern Ontario (i.e., tree cover is greater than 60%). It also included interior forest habitat (i.e., habitat more than 100 m inside the edge of the forest patch), a surface water feature (i.e., wetland), and includes woodlands at least 2 ha in size, which represent criteria in the Natural Heritage Reference Manual for significant woodlands.

Significant woodlands provide a multitude of benefits to the natural environment, including: soil erosion prevention, nutrient cycling, flood and erosion reduction, long-term storage of carbon and wildlife habitat. These important functions are why significant woodlands are considered a significant natural heritage feature on the landscape.

3.5.2. Unevaluated Wetland

A portion of the study area was identified by MVCA mapping as unevaluated wetland (i.e., those wetlands that have not been evaluated under the Ontario Wetland Evaluation System). The boundaries of this feature were confirmed during the site visit, to match those shown by MVCA mapping. The boundaries were identified and delimited by Ecological Land Classification (ELC) and Ontario Wetland Evaluation System (OWES) procedures. The description of Vegetation Community 2: Cattail Mineral Shallow Marsh Type, outlined in **Section 3.3.2.,** corresponds to the wetland within the study area. Photos of the wetland taken during the site visit are in **Appendix B (Photos 7 & 8).**

As a marsh, this wetland would typically be permanently or seasonally flooded and is dominated by herbaceous rather than woody vegetation species. It has the potential to provide sensitive habitat for breeding amphibians and species of turtles. In addition, wetlands in general have an integral role in the recharge and discharge of groundwater, water quality maintenance and improvement, and flood and erosion control. These important hydrologic functions for surface and groundwater characterize why this feature is considered a significant natural heritage feature on the landscape.

3.5.3. Significant Wildlife Habitat

Given the observed presence of the Eastern Wood-pewee, a provincial species of special concern listed under the *Endangered Species Act*, 2007, and the fact that habitat observed within the study area was appropriate breeding habitat for the Eastern Wood-pewee (see **Figure 3 - Appendix A**), the study area would be considered candidate significant wildlife habitat.

3.6. WILDLIFE

During the site visit multiple resident and migratory (seasonal visitor) wildlife species were observed within the study area. **Table 3** below provides a summary of all wildlife observations made during the site visit and associated evidence.

Table 3: Wildlife Observations

Species Common Name	Species Scientific Name	Resident/Visitor	Evidence
Yellow Warbler	*Setophaga petechia*	Visitor	Call heard
Baltimore Oriole	*Icterus galbula*	Visitor	Call heard
Mourning Dove	*Zenaida macroura*	Resident	Call heard
Warbling Vireo	*Vireo gilvus*	Visitor	Call heard
Red-winged Blackbird	*Agelaius phoeniceus*	Visitor	Call heard/individual(s) seen
Downy Woodpecker	*Picoides pubescens*	Resident	Individual seen
Rose-breasted Grosbeak	*Pheucticus ludovicianus*	Visitor	Call heard
White-breasted Nuthatch	*Sitta carolinensis*	Resident	Individual seen
Northern Flicker	*Colaptes auratus*	Visitor	Call heard/individual(s) seen
Common Yellowthroat	*Geothlypis trichas*	Visitor	Call heard
Great-crested Flycatcher	*Myiarchus crinitus*	Visitor	Call heard
Ruffed Grouse	*Bonasa umbellus*	Resident	Drumming heard
Song Sparrow	*Melospiza melodia*	Visitor	Call heard
Indigo Bunting	*Passerina cyanea*	Visitor	Call heard
White-throated Sparrow	*Zonotrichia albicollis*	Visitor	Call heard
American Redstart	*Setophaga ruticilla*	Visitor	Call heard
Ovenbird	*Seiurus aurocapilla*	Visitor	Call heard
American Goldfinch	*Spinus tristis*	Resident	Call heard/individual(s) seen
Yellow-bellied Sapsucker	*Sphyrapicus varius*	Visitor	Call heard
Blue Jay	*Cyanocitta cristata*	Resident	Call heard
Chestnut-sided Warbler	*Setophaga pensylvanica*	Visitor	Call heard
Alder Flycatcher	*Empidonax alnorum*	Visitor	Call heard
Yellow-rumped Warbler	*Setophaga coronata*	Visitor	Call heard
Black and White Warbler	*Mniotilta varia*	Visitor	Call heard

Chipping Sparrow	*Spizella passerina*	Visitor	Call heard
Red-shouldered Hawk	*Buteo lineatus*	Visitor	Call heard/individual(s) seen
Swamp Sparrow	*Melospiza georgiana*	Visitor	Call heard
American Kestrel	*Falco sparverius*	Visitor	Call heard
American Robin	*Turdus migratorius*	Resident	Call heard
Red-eyed Vireo	*Vireo olivaceus*	Visitor	Call heard
Black-capped Chickadee	*Poecile atricapillus*	Resident	Call heard
Red Squirrel	*Tamiasciurus hudsonicus*	Resident	Call heard
White-tailed Deer	*Odocoileus virginianus*	Resident	Scat seen
Green Frog	*Lithobates clamitans*	Resident	Call heard/individual(s) seen
Northern Leopard Frog	*Lithobates pipiens*	Resident	Individual seen
American Toad	*Anaxyrus americanus*	Resident	Call heard

4. DESCRIPTION OF THE PROPOSED PROJECT

The proposed project includes the severance of two, 2-acres sized parcels from an existing 35 acres parcel. The first proposed severed 2-acres parcel has an existing dwelling. The second is vacant with plans for proposed development of one single-family dwelling. The retained 31 acres parcel is also proposed for development of one single-family dwelling. Locations for the proposed severances and retained parcel are shown on **Figure 1 (Appendix A).** The recommended development envelopes for severance 2 and the retained parcel, and the existing development envelope for severance 1 and the retained parcel are shown on **Figure 3 (Appendix A)**.

Site preparation activities for severance 2 and the retained parcel are not yet finalized, but would likely include vegetation clearing, tree removal, grading activities and fill placement. Construction activities are also undetermined but would likely include septic and well installation, installation of utilities, and preparation of foundation and construction of a single family detached dwelling (one on each parcel) and associated landscaping. The ongoing activities would be private residence.

5. IMPACTS & MITIGATION

The following **Table 4** provides a summary of those natural heritage features and functions that may be negatively impacted by the proposed development, recommended mitigation measures, and any expected residual effects.

Table 4: Impacts and Mitigation Summary Table

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Vegetation	• Loss of vegetation through vegetation removal, in order to accommodate future development of vacant lots • Loss of native biodiversity due to increased presence of non-native invasive species after potential development of lots	• Ensure clearing of vegetation is limited to the recommended and existing development envelopes (shown on Figure 3 - Appendix A) • Minimize vegetation clearing as much as possible • Plant locally appropriate native vegetation species for landscaping adjacent to natural features • Re-establish native vegetation along disturbed edges of natural features	Minimal - loss of vegetation within recommended development envelopes (0.5 acres) and existing development envelopes

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Significant woodland	Loss of vegetation through vegetation removal in order to accommodate future development	• Ensure clearing of vegetation is limited to the recommended and existing development envelopes (shown on Figure 3 - Appendix A) • Re-establish native woody vegetation along disturbed edges of forested habitat	Minimal - loss of vegetation within recommended development envelopes (0.5 acres) and existing development envelopes
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Trees	Accidental damage or loss of trees as a result of site alteration or construction activities	Follow measures identified in an approved Tree Conservation Report	Minimal - loss of vegetation within recommended development envelopes (0.5 acres) and existing development envelopes

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Potential species at risk habitat and candidate significant wildlife habitat	Degradation or loss of confirmed habitat for Eastern Wood-pewee and potential habitat for Wood Thrush, Canada Warbler within forested habitat of all three parcels, and impact to these species as a result of site alteration or construction activities	• Ensure clearing of vegetation and construction activities are limited to the recommended and existing development envelopes (shown on Figure 3 - Appendix A) • Minimize vegetation clearing as much as possible • Re-establish with native vegetation • Do not clear vegetation during sensitive breeding period (i.e., between April 15 and August 15, of any year)	Minimal - loss of habitat within recommended development envelope of the second severance (maximum of 0.5 acres). Habitat will remain present within the overall property, the other two parcels, and adjacent areas, and will continue to be functional to SAR.
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Potential species at risk habitat	Degradation or loss of potential habitat for Snapping Turtle, and Blanding's Turtle, and impact to species as a result of site alteration or construction activities	Ensure clearing of vegetation and construction activities are limited to the existing and recommended development envelopes (shown on Figure 3 - Appendix A)	None

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Potential species at risk habitat	Degradation or loss of potential habitat for the Common Nighthawk within the rock barren habitat of the study area, and impact to species as a result of site alteration or construction activities	• Ensure clearing of vegetation and construction activities are limited to the existing and recommended development envelopes (shown on Figure 3 - Appendix A)	None
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Species at risk	Degradation or loss of habitat for SAR not identified by the Scoped EIS due to changes in species status	The most current SAR information available must be reviewed in comparison with the Scoped EIS findings immediately prior to commencement of on-site activities to confirm that impacts to all known SAR present in the area of disturbance have been addressed	None

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Fish and fish habitat	Degradation of fish habitat and killing of fish as a result of site alteration or construction activities	Ensure site preparation and construction activities are limited to the existing and recommended development envelopes (shown on Figure 3 - Appendix A). These areas are located greater than 30 m from the edge of the wetland	None
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Unevaluated wetlands	Degradation of hydrologic function of wetland resulting from increased hardened surfaces, installation of two new septic fields, and general encroachment by residential landowner following development	• Ensure clearing of vegetation is limited to the existing and recommended development envelopes (shown on Figure 3 - Appendix A). These areas are located greater than 30 m from the edge of the wetland (Figure 3 - Appendix A). • Use design measures to minimize increase in surface runoff	None

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Unevaluated wetlands	Impacts to wetland-specific flora and fauna	• Ensure clearing of vegetation is limited to the existing and recommended development envelopes (shown on Figure 3 - Appendix A). These areas are located greater than 30 m from the edge of the wetland (Figure 3 - Appendix A). • Ensure minimal speeds for traffic are maintained on the existing access road to the retained property.	None
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Unevaluated wetlands	Use of the existing road within the MVCA regulation limit has the potential to cause contamination to the adjacent wetland	• Minimize the use of salt/sand/grit on the access road • Maintain or re-instate appropriate native vegetation species within the area adjacent to the access road	Minimal

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Breeding birds protected under the *Migratory Birds Convention Act*, 1994 and the *Fish and Wildlife Conservation Act*, 1997	Loss of nests, eggs and/ or young due to tree cutting or other clearing of vegetation	• No clearing of vegetation between April 15 and August 15, of any year, unless a qualified biologist has determined that no nesting is occurring within 5 days prior to the clearing • A pre-clearing survey for active stick nests and cavity nests must also be conducted between April 1 and April 15, in order to identify and protect early-nesting owls and raptors	None
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Wildlife (all)	Displacement, injury or death of wildlife as a result of vegetation clearing and other activities associated with site alteration or development	Do not clear vegetation during sensitive times of year, i.e. March through mid-August (breeding season for most species), or Mid-October through March (over-wintering wildlife and cavity trees or other den sites)	None

Activity	Natural Heritage Feature/ Function	Potential Effect	Proposed Mitigation	Residual Effect
Other: Severance of two 2-acres lots (one with existing dwelling, one vacant) and one 31 acres vacant retained parcel - potential future construction of single family detached dwelling on the two vacant parcels	Wildlife (all)	Ongoing conflicts between wildlife and humans or domestic pets following development of new homes in or adjacent to natural areas	Refer to educational resources for landowner awareness and avoidance measures for conflict with wildlife in Section 4 of the City of Ottawa's *Protocol for Wildlife Protection during Construction*	None

6. CONCLUSION

The City of Ottawa's *Official Plan* (Section 5.6.4.1, subsection 1-a) recognizes the importance in protecting the natural heritage system and natural heritage features of the City, by ensuring development or site alteration maintains or enhances the integrity, biodiversity and ecosystem services of the area, and will not compromise the potential for long-term enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area.

Concern for the proposed development (severances) is due to the fact that the study area is present within the City's Natural Heritage System Core Area and there are natural heritage features (i.e., significant woodlands, unevaluated wetland, candidate significant wildlife habitat) located within the study area.

Although the act of severance (considered development), will have no measurable impact to the natural heritage features present within the study area, any future construction and ongoing use could have potential to cause negative impacts. Future construction details are unconfirmed at this time. However, this EIS has evaluated the study area and it is the author's opinion that assuming those mitigation measures outlined in **Table 4** of this report are instituted, there should be no measurable negative impacts to the natural heritage features and ecological functions of the study area, as a result of the proposed development.

7. DECLARATION

Refer to **Appendix C** - City of Ottawa Scoped Environmental Impact Statement Form.

8. REFERENCES

Bird Studies Canada. 2021. *Ontario Breeding Bird Atlas*. Retrieved from BSC website: https://www.birdsontario.org/jsp/datasummaries.jsp#results. Accessed May 13, 2022.

Cadman, M.D., D.A. Sutherland, G.G. Beck, D. Lepage, and A.R. Couturier (eds.). 2007. *Atlas of the Breeding Birds of Ontario, 2001-2005*. Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, Ontario Ministry of Natural Resources, and Ontario Nature, Toronto, xxii + 706 pp.

City of Ottawa. May 2003. *City of Ottawa Official Plan*.

City of Ottawa. November 2021. DRAFT *City of Ottawa Official Plan*.

City of Ottawa. October 2015. *Environmental Impact Statement Guidelines*.

City of Ottawa. 2021. *GeOttawa*. Retrieved from City of Ottawa website: https://maps.ottawa.ca/geoottawa/. Accessed May 13, 2022.

City of Ottawa. *Protocol for Wildlife Protection during Construction*. August 2015.

Crins, William J., Gray, Paul A., Uhlig, Peter W.C., Wester, Monique C. 2009. *The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions*. Ontario Ministry of Natural Resources, Peterborough Ontario, Inventory, Monitoring and Assessment, SIB TER IMA TR-01, 71pp.

Fisheries and Oceans Canada. 2021. *Aquatic Species at Risk Map*. Retrieved from DFO website:

https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html. Accessed May 13, 2022.

Government of Canada. 1994. *Migratory Birds Convention Act*. Retrieved from Government of Canada Justice Laws website: https://laws-lois.justice.gc.ca/eng/acts/m-7.01/FullText.html. Accessed May 13, 2022.

Government of Ontario. 1997. *Fish and Wildlife Conservation Act*. Retrieved from Government of Ontario website: https://www.ontario.ca/laws/statute/97f41. Accessed May 13, 2022.

Government of Ontario. 2007. *Endangered Species Act*. Retrieved from Government of Ontario website: https://www.ontario.ca/laws/statute/07e06?search=e+laws. Accessed May 13, 2022.

Ministry of Municipal Affairs and Housing. 2020. *Provincial Policy Statement, 2020 Under the Planning Act*. Effective May 1, 2020.

Ministry of Natural Resources. 2007. *Ecological Land Classification for Southern Ontario Second Version 2007*.

Ministry of Natural Resources. 2010. *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005*. Second Edition. Toronto: Queen's Printer for Ontario. 248 pp.

MNRF. 2021. *Make A Map: Natural Heritage Areas*. Retrieved from MNRF website: https://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US. Accessed May 13, 2022.

Ministry of Northern Development, Mines, Natural Resources and Forest. 2022. *Fish ON-Line*. Retrieved from NDMNRF website: https://www.lioapplications.lrc.gov.on.ca/fishonline/Index.html?viewer=FishONLine.FishONLine&locale=en-CA. Accessed May 13, 2022.

Oldham, M.J.; Bakowsky, W.D.; Sutherland, D.A. December 1995. *Floristic Quality Assessment System for Southern Ontario*. Ontario Ministry of Natural Resources, Peterborough.

Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). *AgMaps*. Retrieved from OMAFRA website: https://www.lioapplications.lrc.gov.on.ca/AgMaps/Index.html?viewer=AgMaps.AgMaps&locale=en-CA. Accessed May 13, 2022.

Ontario Ministry of Natural Resources (OMNR). 2000. Significant wildlife habitat technical guide. 151p.

Ontario Nature. *Ontario Reptile and Amphibian Atlas*. Retrieved from Ontario Nature website: https://www.ontarioinsects.org/herp/. Accessed May 13, 2022.

Ontario Regulation 153/06: MISSISSIPPI VALLEY CONSERVATION AUTHORITY: REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES under *Conservation Authorities Act, R.S.O. 1990, c. C.27*. Retrieved from Government of Ontario website: https://www.ontario.ca/laws/regulation/060153. Accessed May 13, 2022.

Ontario Regulation 230/08: SPECIES AT RISK IN ONTARIO LIST. Retrieved from Government of

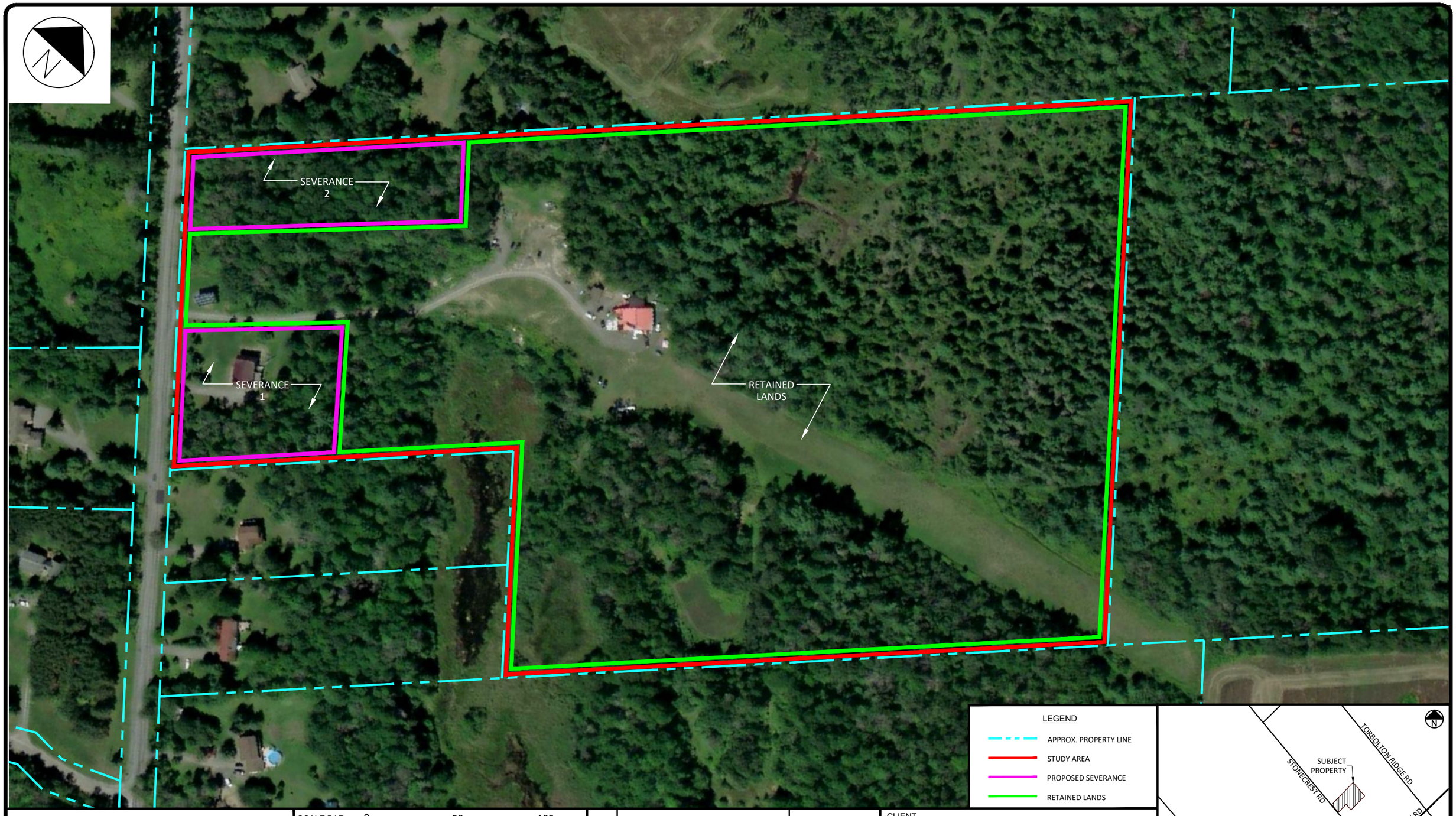
Ontario website: https://www.ontario.ca/laws/regulation/080230. Accessed May 13, 2022.

Mississippi Valley Conservation Authority (MVCA). 2022. *MVCA Regulation Public Mapping Browser*. Retrieved from RVCA website: https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=70831905961e470988262c7a703a56af. Accessed May 13, 2022.

Schut, L.W., Wilson, E.A. 1987. *The Soils of the Regional Municipality of Ottawa-Carleton Report No. 58 of the Ontario Institute of Pedology,* Agriculture Canada; Ontario Ministry of Agriculture and Food; University of Guelph.

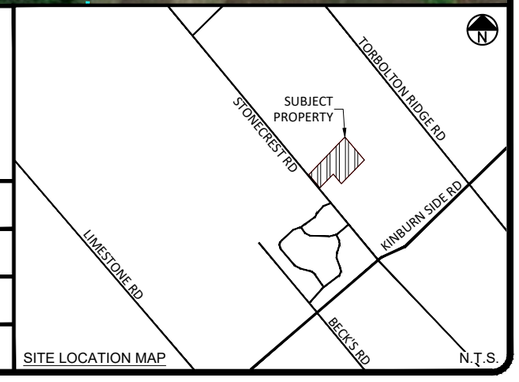
APPENDIX A

FIGURES



LEGEND

- APPROX. PROPERTY LINE
- STUDY AREA
- PROPOSED SEVERANCE
- RETAINED LANDS



SITE LOCATION MAP

SHADE GROUP INC.
1909 SIXTH LINE ROAD
DUNROBIN, ONTARIO
K0A 1T0

t: 343-262-4769 e:heather@shadegroup.ca

SCALE BAR 0 50 100

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING

PAGE SIZE	SCALE
11" x 17"	1:2000

PAGE NUMBER

1 OF 1

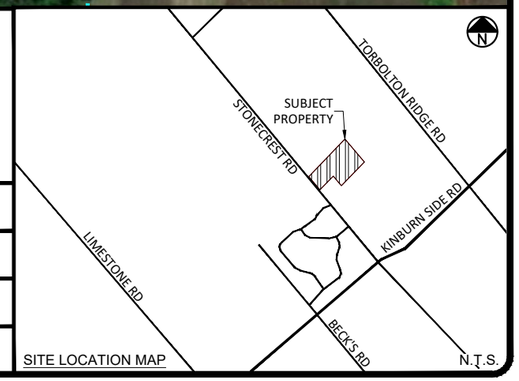
REV.	DESCRIPTION	DATE
00	ISSUED TO CLIENT	JUNE 2022

CLIENT	HUGH THAYER
PROJECT ADDRESS	3970 STONECREST ROAD WOODLAWN, ON K0A 3M0
PROJECT TITLE	SCOPED ENVIRONMENTAL IMPACT STUDY
DRAWING TITLE	FIGURE 1 - STUDY AREA

PHOTO #6
PHOTO #18
PHOTO #2
PHOTO #13
PHOTO #14
PHOTO #15
SOIL SAMPLE 5
PHOTO #16
SOIL SAMPLE 1
PHOTO #5
PHOTO #4
SOIL SAMPLE 4
PHOTO #8
SOIL SAMPLE 2
SOIL SAMPLE 3
PHOTO #1
PHOTO #17
PHOTO #7
PHOTO #11&12
PHOTO #10
PHOTO #3
PHOTO #9

LEGEND

- APPROX. PROPERTY LINE
- STUDY AREA
- PHOTO # & LOCATION
- SOIL SAMPLE # & LOCATION



SITE LOCATION MAP

SHADE GROUP INC.
1909 SIXTH LINE ROAD
DUNROBIN, ONTARIO
K0A 1T0

t: 343-262-4769 e:heather@shadegroup.ca

SCALE BAR 0 50 100
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING

PAGE SIZE 11" x 17"
SCALE 1:2000

PAGE NUMBER 1 OF 1

REV.	DESCRIPTION	DATE
00	ISSUED TO CLIENT	JUNE 2022

CLIENT	HUGH THAYER
PROJECT ADDRESS	3970 STONECREST ROAD WOODLAWN, ON K0A 3M0
PROJECT TITLE	SCOPED ENVIRONMENTAL IMPACT STUDY
DRAWING TITLE	FIGURE 2 - PHOTOGRAPH LOCATIONS

EASTERN WOOD-PEWEE OBSERVATION

30m SETBACK

85

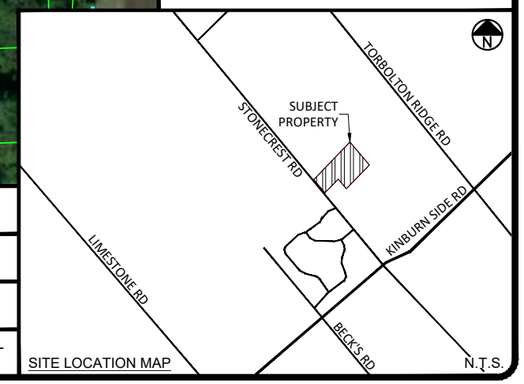
90

85

LEGEND

- APPROX. PROPERTY LINE
- STUDY AREA
- PROPOSED SEVERANCES
- RECOMMENDED DEVELOPMENT ENVELOPES
- EX.DEVELOPMENT ENVELOPE
- AIRPLANE RUNWAY
- VEG. COM 1 POTENTIAL HABITAT FOR WOOD THRUSH, EASTERN WOOD-PEWEE & CANADA WARBLER
- VEG. COM. 2 UNEVALUATED WETLAND /POTENTIAL HABITAT FOR BLANDING'S TURTLE & SNAPPING TURTLE
- 30m SETBACK FROM UNEVALUATED WETLAND/VEG. COM. 2
- VEG COM 3 POTENTIAL HABITAT FOR WOOD THRUSH, EASTERN WOOD-PEWEE & CANADA WARBLER
- VEG COM 4 POTENTIAL HABITAT FOR COMMON NIGHTHAWK
- VEG COM 5 POTENTIAL HABITAT FOR WOOD THRUSH, EASTERN WOOD-PEWEE & CANADA WARBLER
- SIGNIFICANT WOODLAND (NDMNRF)
- 100 TOPOGRAPHIC CONTOUR LINES*

*CONTOUR DATA FROM ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY - GEOHUB



SITE LOCATION MAP N.T.S.

SHADE GROUP INC.
PO BOX 1716
ALMONTE, ON
K0A 1A0

t: 343-262-4769 e:heather@shadegroup.ca

SCALE BAR 0 50 100

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING

PAGE SIZE	SCALE
11" x 17"	1:2000

PAGE NUMBER 1 OF 1

REV.	DESCRIPTION	DATE
01	ADDED EX. DEVELOPMENT ENVELOPE TO RETAINED PARCEL	NOVEMBER 2022
00	ISSUED TO CLIENT	JUNE 2022

CLIENT	HUGH THAYER
PROJECT ADDRESS	3970 STONECREST ROAD WOODLAWN, ON K0A 3M0
PROJECT TITLE	SCOPED ENVIRONMENTAL IMPACT STUDY
DRAWING TITLE	FIGURE 3 - MAP OF THE NATURAL ENVIRONMENT

APPENDIX B

PHOTOGRAPHS

(All photographs taken on May 28, 2022)

Photo 1: Exposed bedrock was visible throughout Vegetation Community 4.

Photo 2: Sandy soils present within all areas of the study area, with the exception of the unevaluated wetland (Vegetation Community 2).

Photo 3: Airplane runway, maintained as mowed grass throughout the growing season, facing west.

Photo 4: Airplane runway, maintained as mowed grass throughout the growing season, facing east.

Photo 5: Vegetation Community 1 - Dry - Fresh Sugar Maple Deciduous Forest Ecosite (FOD5), facing northeast.

Photo 6: Vegetation Community 1 - Dry - Fresh Sugar Maple Deciduous Forest Ecosite (FOD5), facing northeast.

Photo 7: Vegetation Community 2 - Cattail Mineral Shallow Marsh Type (MAS2-1), facing south.

Photo 8: Vegetation Community 2 - Cattail Mineral Shallow Marsh Type (MAS2-1), facing northwest.

Photo 9: Vegetation Community 3 - Fresh - Moist Poplar Deciduous Forest Type (FOD8-1), facing northeast.

Photo 10: Vegetation Community 3 - Fresh - Moist Poplar Deciduous Forest Type (FOD8-1), facing northeast.

Photo 11: Culturally influenced area located within Vegetation Community 3 that differed in vegetation composition, but that was not large enough in size to be considered a distinct vegetation community, facing southwest.

Photo 12: Culturally influenced area located within Vegetation Community 3 that differed in vegetation composition, but that was not large enough in size to be considered a distinct vegetation community, facing southeast.

Photo 13: Vegetation Community 4 - Shrub Rock Barren (RBS), facing north.

Photo 14: Vegetation Community 4 - Shrub Rock Barren (RBS), facing southwest.

Photo 15: Vegetation Community 4 - Shrub Rock Barren (RBS), facing southwest.

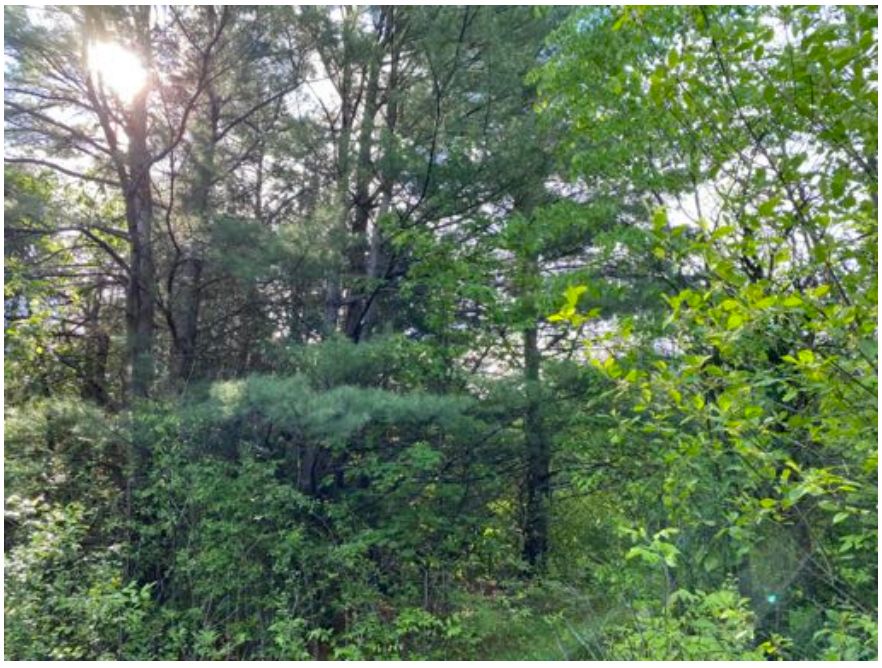


Photo 16: Vegetation Community 5 - Dry - Fresh White Pine - Maple - Oak Mixed Forest Ecosite (FOM2).

Photo 17: Vegetation Community 5 - Dry - Fresh White Pine - Maple - Oak Mixed Forest Ecosite (FOM2).

Photo 18: Vegetation Community 5 - Dry - Fresh White Pine - Maple - Oak Mixed Forest Ecosite (FOM2).

APPENDIX C

City of Ottawa Scoped Environmental Impact Statement Form

Appendix 1: Scoped Environmental Impact Statement (EIS) Form

This form is intended for use by applicants (primarily private landowners) who need to conduct a Scoped EIS in support of minor development applications such as single lot severances or minor changes in land use. Instructions on the types of information needed are included in the form, with additional information provided following the form. The form also includes references to specific sections of the City of Ottawa's *Environmental Impact Statement (EIS) Guidelines* for more detailed information on EIS requirements.

You may not need to complete every section of this form. City of Ottawa staff (the Environmental Planner, Development Review) can advise you which sections need to be completed for your specific project.

If you do not know the answer to a question, please enter "unknown." City staff may be able to assist you in answering the question during their review of the development application and EIS.

Completion of this form does not constitute or guarantee any type of planning approval.

When is an EIS Required? **(EIS Guidelines, Section 1.2)**

You have been asked to provide an EIS because you are proposing a development or site alteration project in or adjacent to environmentally designated lands or other significant parts of the City's natural heritage system (NHS). The EIS Decision Tool (Appendix 2 of the EIS Guidelines) provides a checklist of these EIS 'triggers.' Note that the distances that trigger an EIS may be different for urban and rural areas. These distances are normally measured from your property boundary to the edge of the designated lands or natural feature.

In accordance with the Provincial Policy Statement and the Official Plan, the basic principle of the EIS Guidelines is that:

At minimum, the EIS must demonstrate that the proposed development or site alteration will have no negative impacts on the values or ecological functions for which the triggering environmentally significant lands or natural heritage features have been identified.

In many cases, you can avoid or greatly reduce the risk of negative impacts by locating your project (whether it is a new building or a new lot) away from the significant natural features identified. In other cases, you may need to schedule parts of the work to occur outside of sensitive times of the year for wildlife.

REQUIREMENT FOR PRE-CONSULTATION
(EIS Guidelines, Sections 1.3, 2.1 and 2.2)

Before completing this form, you must discuss your proposed project with the Development Review planners of the City of Ottawa. They will determine if an EIS is required, and if so, whether you need to submit this form or a Detailed EIS report.

Please provide the name(s) of the City staff you have discussed this EIS with, and the date(s) of the discussion:

Mark Gordon (City of Ottawa Planner), February 17, 2022
Erica Ogden (MVCA Environmental Planner), February 28, 2022

1. PROPERTY IDENTIFICATION
(EIS Guidelines, Section 3.1)

1.1 Property Owner's Name:

Hugh Thayer

1.2 Municipal Address of Property:

3970 Stonecrest Road
Ottawa, Ontario K0A 3M0

1.3 Lot, Concession and Township (rural properties only):

Part Lot 12, Concession 1, Geographic Township of Torbolton

1.4 Property Information Number(s):
(available at http://maps.ottawa.ca/geoOttawa/**)**

Not Available on GeoOttawa. Roll Number 0614.421.810.02500.0000

1.5 Mailing Address (if different from property address):

1.6 Land Use Designation[s] and Zoning from the Official Plan (http://www.ottawa.ca/en/city_hall/planningprojectsreports/ottawa2020/official_plan/index.html) **and Zoning By-Law** (http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law)**:**

Natural Heritage System Core Area
Rural Countryside Zone (RU)

1.7 Existing and past land uses:

Rural residential, young to moderate aged forest (see Scoped EIS for further details)

REQUIREMENT FOR SITE VISIT
(EIS Guidelines, Sections 2.2 and 3.2)

If you currently live on the property, please indicate how long you have lived there:

You must have visited the site at least once during the growing season for the purpose of evaluating the proposed project impact on the natural environment. Please fill in the following table with the required site visit information.

Date	Time	Personnel Involved	Weather Conditions	Purpose of Visit
28-May-22	Start: 8:00 a.m. End: 12:45 p.m.	Heather Lunn (Shade Group Inc.), Biologist	18-22°C; partly cloudy; no precipitation; wind: 3 Beaufort scale	Evaluate and document existing conditions and presence of natural heritage features.

2. Description of the Site and the Natural Environment
(EIS Guidelines, Sections 1.5, 2.1, 2.2 and 3.2)

2.1 General Map of the Natural Environment
(EIS Guidelines, Section 3.2.1)

Please refer to Figure 3 of the Scoped EIS.

Please attach a map showing your property in relation to the surrounding environment, including the natural features on and/or adjacent to the site (note: your property line must be clearly indicated). Recent aerial images can be obtained through the City's interactive mapping tool at http://maps.ottawa.ca/geoOttawa/.

Photographs of the property also help to illustrate the existing conditions on the site.

Please refer to Appendix B of the Scoped EIS.

Please describe the significant natural feature(s) on or adjacent to your property and indicate the feature's location(s) relative to your project.

Please refer to Section 3.5 and Figure 3 of the Scoped EIS.

2.2 Landforms, Soils and Geology

(EIS Guidelines, Section 3.2.2)

Please describe the physical environment: the landform (e.g., sloped, flat, valley, hill, etc.) soils (e.g., silty, sandy, clay, peat, etc.) and depth to bedrock and type (e.g., limestone, shale, granite, etc.). Identify the source(s) of information used (e.g., personal knowledge, well record, available mapping). Attach copies of mapping and other supporting documentation when available.

Please refer to Section 3.1 and Figure 3 of the Scoped EIS.

2.3 Surface Water, Groundwater and Fish Habitat

(EIS Guidelines, Section 3.2.3)

Please describe the surface water features (e.g., creeks, drains, ponds, etc.) including their approximate widths and depths, duration of flow (i.e., is water present all year round or not) and location relative to your project. Are there any places where ponds occur during springtime or after storms? Describe drainage and groundwater conditions, including depth to groundwater where known.

Please refer to Section 3.2 of the Scoped EIS.

Do any of the surface water features contain minnows or other fish? Please list the kinds of fish present (if known).

Please refer to Section 3.2 of the Scoped EIS.

2.4 Vegetation Cover

(EIS Guidelines, Section 3.2.4)

Describe each of the types of vegetation community shown on the natural environment map (e.g., lawn, cropped field, old field, marsh, thicket/scrub, swamp, woods, etc.). List the most common plants observed in each of these communities, if possible.

Please refer to Section 3.3 and Figure 3 of the Scoped EIS.

2.5 Wildlife

(EIS Guidelines, Section 3.2.5)

List all wildlife species known or suspected to occur in the vicinity of the property. Where possible, specify whether the animal lives on the property or whether it is a visitor (e.g., looking for food or migrating through). Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously).

Species Name	Resident/Visitor	Evidence

Please refer to Section 3.6 and Table 3 of the Scoped EIS.

2.6 Habitat for Species At Risk

(EIS Guidelines, Section 3.2.6)

List any species at risk known or suspected to occur in the vicinity of the property. Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously). Provide photographs if available.

Please refer to Section 3.4 and Table 2 of the Scoped EIS.

3. DESCRIPTION OF THE PROPOSED PROJECT

(EIS Guidelines, Section 3.3) ***Please refer to Section 4 of the Scoped EIS***

Please attach any available drawings or plans of your proposed project, to illustrate the information provided below.

3.1 What is the purpose of the development or site alteration? (e.g., creation of a new lot for a single detached home, expansion of an existing home, etc.)

Creation of two lots (2 acres each), for single family home use.

3.2 What site preparation, if any, will be required? (e.g., brush-clearing, tree removal, blasting, grading, filling, etc.)

Undetermined, likely include vegetation clearing, tree removal, grade, fill - refer to Section 4 of the Scoped EIS.

3.3 What construction or demolition activities, if any, will be required? (e.g., excavation, preparation of foundation/pad, installation of public or private utilities, construction/demolition of a building, landscaping, etc.)

Undetermined, likely include excavation for septic and well installation, installation of utilities, preparation of foundation for a single family detached dwelling, construction of building, landscaping - refer to Section 4 of the Scoped EIS.

3.4 What ongoing activities, if any, will occur at the site? (e.g., private residence, operation of a small business, farming, etc.)

Private residence.

3.5 Have you consulted with other regulatory agencies (e.g., Conservation Authority, Ministry of Natural Resources, Ministry of Environment) to determine whether your project will require their authorisation?

Recommend consulting with regulatory agencies once development plans have been confirmed.

4. IMPACTS AND MITIGATION

(EIS Guidelines, Sections 3.4 and 3.5)

4.1 Based on the information provided above, complete the attached summary table to identify the potential impacts of the various project activities on the natural environment on or adjacent to your property, and the mitigation measures that will be used to avoid or reduce these impacts. ***Please refer to Table 4 (Section 5) of the Scoped EIS.***

4.2 Will the project result in any positive effects on the natural environment? Please include positive effects in the summary table, and provide a brief description below.

Undetermined.

5. CONCLUSION

(EIS Guidelines, Section 3.7)

Will the proposed project result in any negative impacts to natural features or ecological functions, once the recommended mitigation measures have been implemented? *NOTE: residual negative impacts to significant natural features or ecological functions may mean that the project cannot be approved as proposed.*

Although the act of severance (considered development), will have no measurable impact to the significant natural features present within the study area, any future construction could have potential to cause negative impacts. Future construction details are unconfirmed at this time. However, this EIS has evaluated the study area and it is the author's opinion that assuming those mitigation measures outlined in Table 4 of this report are instituted, there should be no measurable negative impact to the natural heritage features and ecological functions of the study area as a result of the proposed development.

6. DECLARATION

(EIS Guidelines, Section 3.7)

Please provide the names and affiliations of all individuals who contributed to the preparation of this EIS, and indicate their role(s) in the process (e.g., EIS author, biologist, planning consultant, geotechnical engineer). Attach resumés where needed to demonstrate professional qualifications.

Heather Lunn, Biologist and EIS author, Shade Group

I hereby certify that the information contained within this EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process.

_____	_____
Signature of Owner/Applicant	Date
	June 15, 2022
_____	_____
Signature of EIS Author (if different from above)	Date

NOTE: Completion of this EIS form does not constitute or guarantee any type of planning approval

EIS Form, Section 4.1: Impacts and Mitigation Summary Table

Activity	Natural Heritage Feature/Function	Potential Effect (may be positive or negative)	Proposed Mitigation	Residual Effect (may be positive or negative)
Site Preparation				
Construction	***Please refer to Table 4 of the Scoped EIS.***			
Operation				
Other				

Examples

Site Preparation: Vegetation clearing to allow for house construction.	*Natural vegetation (note: no significant species or significant woodlands known to occur on site)*	*Loss of natural vegetation from site*	*Only clear the area that is required to allow for development (house, well, septic, laneway)*	*Loss of X ha of natural vegetation within development footprint*

OR

Other: Severance of 2 ha vacant lot for sale	*Significant woodland on property*	*If new lot developed in woods, could lose up to 2 ha of woodland*	*New lot will be located outside of woodland*	*None*

HEATHER LUNN

VICE PRESIDENT OF ENVIRONMENTAL SERVICES

CONTACT

E : heather@shadegroup.ca
T : 343-262-4769

EDUCTION

Bachelor of Arts, Psychology
Wilfrid Laurier University, Waterloo
(2005)

Post Graduate Certificate in Environmental Conservation
University of Guelph, Guelph
(2006)

Post Graduate Certificate in Creating Landscapes
University of Guelph, Guelph
(2019)

CERTIFICATIONS

Ontario Wetland Evaluation System (MNRF)

Ontario Stream Assessment Protocol (CA)

Butternut Health Assessment Certification (MNRF)

Sensitivity Training for Natural Heritage Information Centre Data (MNRF)

Ecological Land Classification (MNRF)

Class 2 Backpack Electrofisher Certification (CA)

Royal Ontario Museum Fish Identification Training

MTO / DFO / MNRF Fisheries Contract and Habitat Specialist Training

Community-based Ecosystem Monitoring Training

PROFESSIONAL EXPERIENCE

Vice President of Environmental Services
Shade Group Inc.
(2019 – Present)

Partner
Nepean General Contractors
(2017 – Present)

Ecologist – Natural Sciences
McIntosh Perry Consulting Engineers Ltd.
(2009 - 2019)

PROFESSIONAL PROFILE

Heather is the Vice President of Environmental Services at Shade Group Inc. Heather comes from over 20 years experience in the field of Environmental and Natural Science. Heather has extensive experience throughout Ontario with flora and fauna inventories and monitoring, including Species at Risk (SAR). While employed with MNRF (Ontario Parks), Heather was involved in and led teams for tracking SAR, including Gray Ratsnake and Eastern Musk Turtles. Heather has coordinated and conducted targeted field surveys for SAR bats, SAR snakes and turtles and multiple SAR birds. These surveys were conducted using MNRF protocols, where applicable. Heather has experience working with local approval agencies and stays up to date with ever-changing regulations.

RELEVANT PROJECT EXPERIENCE

Environmental Monitoring

- SAR Snake Monitoring Program, Murphys Point Provincial Park (2001 – 2009)
- SAR Turtle Monitoring Program, Charleston Lake Provincial Park (2007)

Species at Risk

- Species at Risk Screening, City of Ottawa – 1,800 infrastructure rehabilitation project locations (roads, bridges, culverts) (2014, 2015, 2017)

Avian Screenings

- Avian Screening, Highway 7 Culvert Replacement, Goldie Mohr (2016)
- Avian Screening, OLRT Construction, Cyrville Road, City of Ottawa, OLRT (2016)
- Avian Screening, OLRT Construction, Present St/Albert St, City of Ottawa, Cavanagh Construction (2016)
- Avian Screening, Hurdman Bridge, City of Ottawa, Cavanagh Construction (2016)
- Avian Screening, Hwy 60, Renfrew (2016)
- Avian Screening, Silver Seven Road, City of Ottawa (2015)
- Avian Screening, Main Street, City of Ottawa (2015)
- Avian Screening, Walkley Road, City of Ottawa (2015)
- Avian Screening, Highway 62, between County Road 620 and the Town of Bancroft (2015)
- Avian Screening, Highway 127, 70 m north of the intersection with Highway 127 and Highway 62, Bancroft (2015)
- Avian Screening, Hampton Park, City of Ottawa, Ottawa (2014)
- Avian Screening, Scheel Drive at Highway 17, Renfrew County (2013)

RELEVANT PROJECT EXPERIENCE (CONTINUED)

Environmental Impact Assessments and Inventories
(Incl. Breeding Bird Surveys, Collection of Terrestrial Field Data + Species-at-Risk Surveys)

- Environmental Impact Assessment, Part Lot 31, Concession 6, Elizabethtown Kitley (2022)
- Environmental Impact Study, Part Lot 24, Concession 9, Township of Montague (2022)
- Scoped Environmental Impact Assessment, Part Lot 30, Concession 6, Elizabethtown Kitley (2022)
- Environmental Impact Statement, Part Lot 3, Concession 6, Geographic Township of Torbolton (2022)
- Scoped Environmental Impact Statement, Part Lot 12, Concession 1, Geographic Township of Torbolton (2022)
- Scoped Environmental Impact Statement, Part Lot 2, Concession 8, North Crosby (2022)
- Scoped Environmental Impact Statement, Part Lot 5, Concession 1, Geographic Twp of Torbolton (2021)
- Scoped Environmental Impact Statement, Part Lot 30, Concession 10, Geographic Twp of Marlborough (2021)
- Scoped Environmental Impact Statement, Part Lot 10, Concession 6, Geographic Twp of Cumberland (2021)
- Scoped Environmental Impact Statement, Part Lot 13, Concession 8, Geographic Twp of Huntley (2021)
- Scoped Environmental Impact Statement, Part Lot 10, Concession 1, Geographic Twp of North Gower (2021)
- Environmental Impact Statement Addendum, Part Lot 4, Concession 8, Township of Drummond/North Elmsley (2020)
- Flora and Fauna Inventory, Lot 11, 12, 13, Concession 4, City of Ottawa (2020)
- Environmental Impact Statement Addendum, Part Lot 7, Concession 2, Township of Rideau Lakes (2020)
- Environmental Impact Statement, Part Lot 4, Concession 8, Township of Drummond/North Elmsley (2019)
- Environmental Impact Statement, Lot 19, Concession 5, Town of Greater Napanee (2019)
- Environmental Impact Statement, 210 Maple Creek Court, City of Ottawa (2017)
- Environmental Impact Statement, 104 Clement Street, Vars, Ontario (2016)
- Environmental Impact Statement, Part Lot 22, Concession 5, Vars, Ontario (2016)
- Basic Impact Analysis, 1206 Narrows Lock Road, Upper Rideau Lake (2016)
- Environmental Impact Statement, 3400 Old Montreal Road, City of Ottawa (2015)
- Environmental Impact Statement, 2822, 2826, 2869, 2876 & 2880 Carp Road, City of Ottawa (2015)
- Scoped Environmental Impact Statement, 5797 Prince of Wales Drive, City of Ottawa (2015)
- Scoped Environmental Impact Statement, Lot 18, Concession 12, City of Ottawa (2015)
- Environmental Impact Statement, 528 March Road, City of Ottawa (2014)
- Environmental Impact Statement, Part Lot 24, Concession 3, Township of Beckwith (2014)
- Environmental Impact Statement, Part Lot 22, Concession 11, Geographic Township of Bedford (2014)
- Scoped Environmental Impact Statement, 1980 Bear Hill Road, City of Ottawa (2014)
- Environmental Impact Statement, Lot 8, Concession 4, City of Ottawa (2014)
- Environmental Impact Statement, Lot 18, Concession 2, Township of Rideau Lakes (2014)
- Scoped Environmental Impact Statement, 3735 St. Joseph Blvd, City of Ottawa (2014)
- Scoped Environmental Impact Statement, Part Lot 1, Concession 2, Geographic Township of Goulbourn (2014)
- Level 1 Natural Environment Report, Part Lot 7, Concession 12, Township of North Dundas (2013)
- Environmental Impact Statement, Dean's Island Bridge and Causeway, Township of Rideau Lakes (2013)
- Environmental Impact Statement, Part Lot 1, Concession 4, Township of Huntley (2013)
- Environmental Impact Statement, Part Lot 13, Concession 10, Township of Beckwith, County of Lanark (2013)
- Environmental Impact Statement, Lot 1, Concession B, Geographic Township of McNab, Town of Arnprior (2013)
- Scoped Environmental Impact Statement, Lot 5, Concession 6, Geographic Township of West Carleton (2013)
- Environmental Impact Statement & Tree Conservation Report, Part Lot 15, Concession 5, City of Ottawa (2013)
- Environmental Impact Statement, Lot 21, Concession 8, Township of Beckwith, County of Lanark (2013)

Additional experience prior to 2013 available upon request

RELEVANT PROJECT EXPERIENCE (CONTINUED)

Species at Risk Inspection and Inventory

- Species at Risk Screening Report, Fallowfield/Moodie Intersection Renewal, City of Ottawa (2017)
- Species at Risk Screening Report, Boundary Road Culvert Replacement, City of Pembroke (2017)
- Species at Risk Screening Report, Alfred Street Sewer Renewal, City of Pembroke (2017)
- Species at Risk Screening Report, 8 Culvert Replacement Locations, City of Ottawa (2016)
- Butternut Screening and Health Assessment, Drainage Ditch adjacent to Flewellyn Road, City of Ottawa (2016)
- Species at Risk Screening Report, Drainage Ditch adjacent to Flewellyn Road, City of Ottawa (2016)
- Species at Risk Screening Report, Scheel Drive, Township of McNab/Braeside (2016)
- Species at Risk Screening Report, Plantagenet, County Road 17, United Counties of Prescott & Russell (2016)
- Species at Risk Screening Report, Paul Martin Drive, Pembroke (2016)
- Species at Risk Screening Report, Town of Petawawa Salt Dome (2015)
- Species at Risk and Existing Conditions Screening Report, Blossom Park, City of Ottawa (2015)
- Species at Risk Screening Report, culvert renewal, Bank Street, City of Ottawa (2015)
- Species at Risk Screening Report, 15 road rehabilitation projects, 38 buildings/parks locations, City of Ottawa (2015)
- Species at Risk Screening Report, Goshen Road, 200 m south of Highway 17 to Calabogie Road (County Road 508), Township of McNab/Braeside (2015)
- Species at Risk Screening for 11 Culverts, City of Ottawa (2015)
- Species at Risk Screening, culvert replacement, Ramsayville Road, City of Ottawa (2014)
- Species at Risk Screening for culvert replacement, Ridgetop Road, City of Ottawa (2014)
- Species at Risk Screening, culvert replacements, Lester Road and Marvelville Road, City of Ottawa (2014)
- Species at Risk Screening, culvert renewal, Big Horn Way, City of Ottawa (2014)
- Species at Risk Screening Report, Lot 26, Concession 7, Township of Laurentian Valley (2014)
- Species at Risk Natural Science Report, 44 Small Culverts, City of Ottawa (2013)
- Species at Risk Screening Field Surveys, Canadian Forces Base Borden (2013)
- Species at Risk Pre-screening Report, for 13 sections of road, 24 bridges, 110 culverts, City of Ottawa (2013)
- Species at Risk Natural Science Report, Part Lot 12 Concession 5 Township of South Stormont, County of Stormont (2013)
- Species at Risk Screening Report, Part Lot 10, Concession 10, Beckwith Township, County of Lanark (2012)
- Terrestrial Species at Risk Screening Document, Paquette Road and Highway 17, Petawawa, W.P. 4040-12-00 (2012)
- Species at Risk and Migratory Bird Screening Survey, Madoc and Young's Point MTO Patrol Yards (2012)
- Species at Risk and Migratory Bird Screening Survey, Part Lot 9 & 10 Concession 6, The Nation Municipality (2012)

Additional experience prior to 2012 available upon request