



McKINLEY
ENVIRONMENTAL
SOLUTIONS

Natural Environment Existing Conditions Report
1700 Richardson Side Road



March 2025
Prepared for Minto Communities

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EXECUTIVE SUMMARY

This Natural Environment Existing Conditions Report (NEECR) was prepared to assess the property at 1700 Richardson Side Road (Concession 1, Lot 5, Geographic Township of March) (the Site). The Site is located immediately adjacent to the current urban boundary of the City of Ottawa. The boundaries of the Site include Huntmar Drive (southwest), Richardson Side Road (northwest), the Carp River Corridor (northeast), and Minto's Arcadia subdivision (southeast).

The Site is approximately 31.4 hectares in size. The southeast corner of the Site is shown to be within the 15 m wide Hazard Setback/MVCA Regulatory Limits of the 1:100 Year Floodplain of the Carp River (the Carp River Corridor). For the purposes of this NEECR, it has been assumed that the portion of the Site that is within the Carp River Corridor is unlikely to be considered for future development. The portion of the Site that is outside of the Carp River Corridor is approximately 27.5 hectares in size (the Potential Development Area). The Potential Development Area is dominated by a Forb Meadow (Fallow Agricultural Fields) that was actively cultivated until 2021 and cleared of vegetation as recently as the autumn of 2024. There is also a Tree Stand and two Deciduous Hedgerows within the Potential Development Area. A Channelized Drain runs along the southeast boundary of the Site. The Channelized Drain is an artificial drainage channel that was dug to convey surface water from the Huntmar Drive roadside ditch. The Channelized Drain is a degraded feature that is likely to provide limited aquatic habitat functions.

As described in the following sections, this NEECR demonstrates that the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) does not include any of the designated natural heritage features listed in the *Residential Growth Management Strategy for the New Official Plan*. Specifically, no unevaluated wetlands, Provincially Significant Wetlands, Natural Environment Areas, Natural Heritage System Core Areas, and/or Natural Heritage System Linkage Areas are shown to occur within the Potential Development Area, per *Schedule C11-A – Natural Heritage System (West)* of the City of Ottawa's New Official Plan. There are no features within the Site and/or the immediately adjacent area that have the potential to qualify as Significant Woodlots.

Minto Communities Inc. has submitted an Official Plan Amendment (OPA) application to change the Site's land use designation from Agricultural Resource Area to Rural. This NEECR was prepared to support the OPA application. The OPA application has been submitted as a planning exercise and does not include a specific development proposal. Although the current OPA application does not include a specific development proposal, this NEECR discusses the anticipated natural heritage related mitigation and retention requirements for the future development of the Site. This NEECR also discusses the anticipated natural heritage related regulatory requirements for the future

development of the Site. Recommendations have been identified in relation to tree retention and tree protection, setbacks and mitigation requirements related to the Carp River Corridor and the Channelized Drain, wildlife impact mitigation, and Species at Risk mitigation and regulatory requirements. The recommendations and requirements identified in this NEECR are intended to be further refined and confirmed as part of the development application review process for the future development of the Site.

1.0 INTRODUCTION

1.1 Site Overview & Report Purpose

This Natural Environment Existing Conditions Report (NEECR) was prepared to assess the property at 1700 Richardson Side Road (Concession 1, Lot 5, Geographic Township of March) (the Site) (Refer to Figure 1). The Site is located immediately adjacent to the current urban boundary of the City of Ottawa. The boundaries of the Site include Huntmar Drive (southwest), Richardson Side Road (northwest), the Carp River Corridor (northeast), and Minto's Arcadia subdivision (southeast).

The Site is approximately 31.4 hectares in size. The southeast corner of the Site is shown to be within the 15 m wide Hazard Setback/MVCA Regulatory Limits of the 1:100 Year Floodplain of the Carp River (the Carp River Corridor) (City of Ottawa 2025). For the purposes of this NEECR, it has been assumed that the portion of the Site that is within the Carp River Corridor is unlikely to be considered for future development. The portion of the Site that is outside of the Carp River Corridor is approximately 27.5 hectares in size (the Potential Development Area). The Potential Development Area is dominated by a Forb Meadow (Fallow Agricultural Fields) that was actively cultivated until 2021 and cleared of vegetation as recently as the autumn of 2024. There is also a Tree Stand and two Deciduous Hedgerows within the Potential Development Area. A Channelized Drain runs along the southeast boundary of the Site. The Channelized Drain is an artificial drainage channel that was dug to convey surface water from the Huntmar Drive roadside ditch. The Channelized Drain is a degraded feature that is likely to provide limited aquatic habitat functions.

As described in the following sections, this NEECR demonstrates that the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) does not include any of the designated natural heritage features listed in the *Residential Growth Management Strategy for the New Official Plan* (City of Ottawa 2020). Specifically, no unevaluated wetlands, Provincially Significant Wetlands, Natural Environment Areas, Natural Heritage System Core Areas, and/or Natural Heritage System Linkage Areas are shown to occur within the Potential Development Area, per *Schedule C11-A – Natural Heritage System (West)* of the City of Ottawa's New Official Plan (City of Ottawa 2022a; OMNRF 2025). There are no features within the Site and/or the immediately adjacent area that have the potential to qualify as Significant Woodlots (City of Ottawa 2022b).

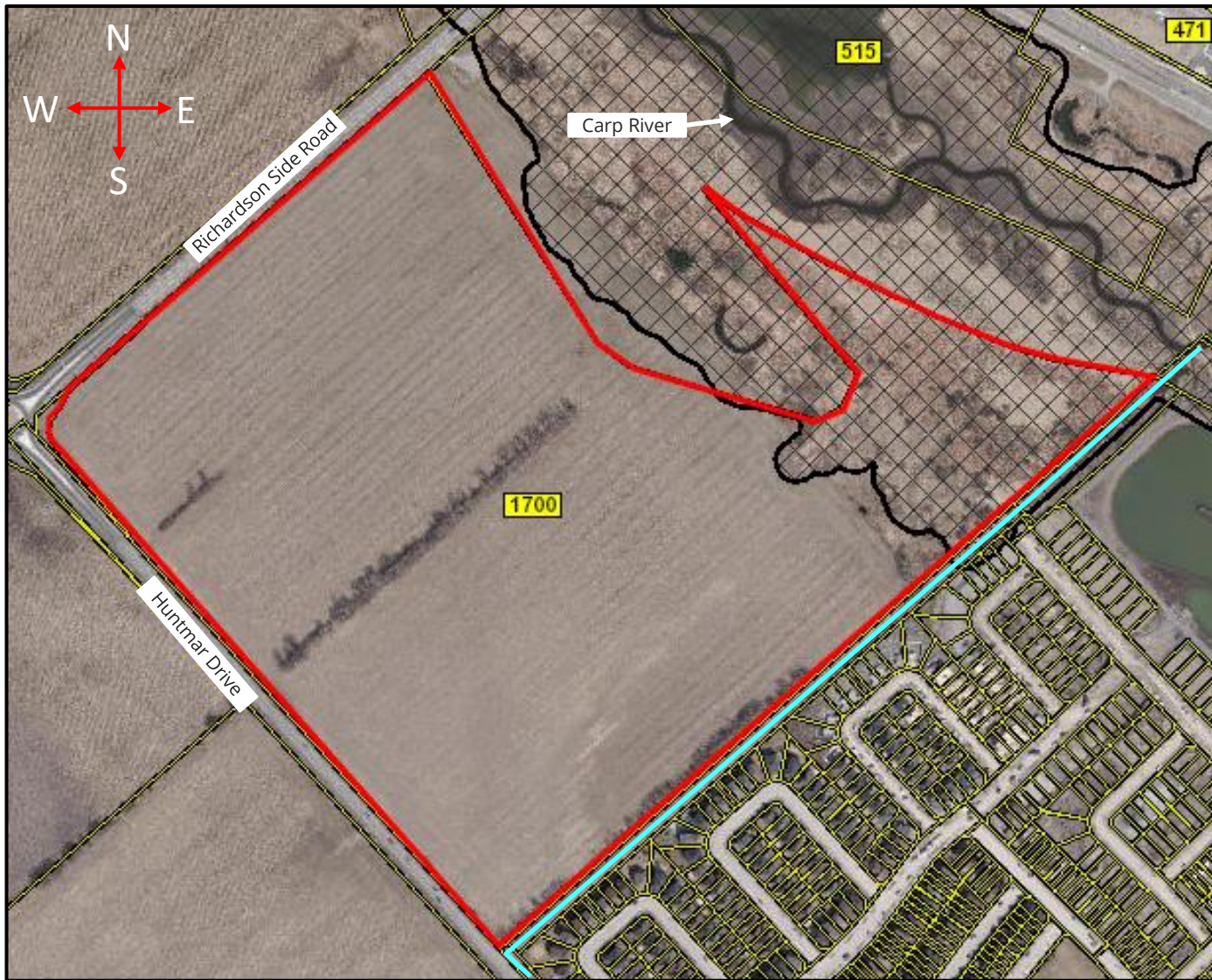
Minto Communities Inc. has submitted an Official Plan Amendment (OPA) application to change the Site's land use designation from Agricultural Resource Area to Rural. This NEECR was prepared to support the OPA application. The OPA application has been submitted as a planning exercise and does not include a specific development proposal. Although the current OPA application does not include a specific development proposal, this NEECR discusses the anticipated natural heritage

related mitigation and retention requirements for the future development of the Site. This NEECR also discusses the anticipated natural heritage related regulatory requirements for the future development of the Site. Recommendations have been identified in relation to tree retention and tree protection, setbacks and mitigation requirements related to the Carp River Corridor and the Channelized Drain, wildlife impact mitigation, and Species at Risk mitigation and regulatory requirements. The recommendations and requirements identified in this NEECR are intended to be further refined and confirmed as part of the development application review process for the future development of the Site.

FIGURE 1: SITE OVERVIEW

1700 Richardson Side Road

Natural Environment Existing Conditions Report



*The 15 m wide Hazard Setback/ MVCA Regulatory Limits are drawn relative to the 1:100 Year Floodplain of the Carp River. Mapping taken from City of Ottawa (2025). Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.



1.2 Agency Consultation

The following is a summary of the anticipated agency consultation requirements:

- **City of Ottawa:** The City of Ottawa provided pre-consultation comments to support the Official Plan Amendment (OPA) application. The City of Ottawa's pre-consultation comments have been addressed throughout this Natural Environment Existing Conditions Report (NEECR). Further consultation with the City of Ottawa will occur during the review of the OPA application.
- **Mississippi Valley Conservation Authority (MVCA) & Fisheries and Oceans Canada:** The MVCA will be circulated during the review of the OPA application. As described below in Section 4.2.1, the recommended setbacks from the Carp River Corridor and the Channelized Drain are anticipated to be sufficient to avoid any significant impacts to the habitat features that fall within the MVCA's regulatory limits. As such, an authorization from the MVCA under O.Reg. 153/06 is not anticipated to be required to support the future development of the Site. The recommended setbacks are also anticipated to be sufficient to avoid any significant impacts to fish habitat. Therefore, a review and/or authorization under the Fisheries Act is not anticipated to be required to support the future development of the Site.
- **Ontario Ministry of Natural Resources and Forestry (OMNRF):** As described below in Section 3.6.2, the OMNRF Species at Risk (SAR) list for the Geographic Township of March was reviewed (Refer to Appendix C). The OMNRF Natural Heritage Information Center (NHIC) records for the grids that overlap and surround the Site were also reviewed and all SAR records and land use designations were recorded (OMNRF 2025).
- **Ministry of Environment Conservation and Parks (MECP):** As described below in Section 3.6.1, a portion of the Potential Development Area falls within the definition of Category 3 Blanding's Turtle habitat. The Category 3 habitat does not connect to any potentially significant Blanding's Turtle habitat features to the northwest, southwest, and/or southeast of the Site, and therefore the Category 3 habitat is unlikely to be ecologically significant (Refer to Section 3.6.1 for additional details). Nonetheless, it is anticipated that the future development of the Site will require review by the MECP through the Ontario Endangered Species Act (ESA) review process (Refer to Section 4.4 for additional details). No other significant SAR concerns were identified (Refer to Section 3.6.2).

2.0 METHODOLOGY

This Natural Environment Existing Conditions Report (NEECR) was prepared with guidance from the *Natural Heritage Reference Manual* (OMNRF 2010), the *City of Ottawa Environmental Impact Study Guidelines* (City of Ottawa 2023a), and the *Provincial Planning Statement – 2024* (MMAH 2024). This NEECR includes the following components:

- Documentation of the existing conditions and natural heritage features within the Site;
- An assessment of the potential presence of designated natural heritage features including Significant Woodlots, Fish Habitat, Significant Wildlife Habitat, Species at Risk (SAR) Habitat, Wetlands, Areas of Natural and Scientific Interest (ANSI), and features that have been designated under the City of Ottawa Natural Heritage System (City of Ottawa 2022a);
- Vegetation community mapping and a tree survey to support the assessment of the significant natural heritage features (described below);
- Mitigation and retention recommendations for the future development of the Site; and
- A discussion of the natural heritage related regulatory requirements for the future development of the Site.

Per the City of Ottawa's pre-consultation comments, this NEECR was prepared as a 'high level Environmental Impact Study' that is intended to support the Official Plan Amendment (OPA) application and the redesignation of the Site from Agricultural Resource Area to Rural. The OPA application has been submitted as a planning exercise and does not include a specific development proposal. As such, this NEECR did not include detailed plant, wildlife, and/or SAR surveys. As described below in Section 4.5, additional detailed ecological surveys may be required in the future as part of an Environmental Impact Study and Tree Conservation Report for a development application. The recommendations and requirements identified in this NEECR are intended to be further refined and confirmed as part of the development application review process for the future development of the Site.

2.0.1 Vegetation Community Mapping Methodology

A Site visit to delineate the vegetation communities and measure the tree sizes was completed on March 17th, 2025 (Overcast, -2°C). The vegetation communities within the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) were classified and mapped according to the vegetation community naming system described in the Ecological Land Classification (ELC) manual (OMNRF 1998; Lee 2008). Representative tree size measurements were taken throughout the Potential Development Area in order to describe the vegetation communities and the composition of the treed habitats. Trees ≥ 10 cm diameter at breast height (dbh) in size were measured with the use a D-tape, which is a calibrated dbh tape.

The following terms are used throughout this report:

- Diameter at Breast Height (dbh) means the measurement of the trunk of a tree at a height of 120 cm above grade for trees 15 cm diameter or greater, and at a height of 30 cm above grade for trees less than 15 cm diameter.
- The Critical Root Zone (CRZ) is 10 centimeters from the trunk of a tree for every centimeter of trunk dbh. The CRZ is calculated as $\text{dbh} \times 10$ cm.

3.0 EXISTING CONDITIONS

3.1 Topographic & Soil Conditions

The western edge of the Site occurs at an elevation of approximately 100 m Above Sea Level (ASL) (at Huntmar Drive). The Site slopes down towards the Carp River, reaching approximately 94 m ASL at the edge of the 15 m wide Hazard Setback/MVCA Regulatory Limits. As described above, the majority of the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) was actively cultivated until 2021. As such, topsoil is present at the surface throughout the Potential Development Area.



3.2 Vegetation Communities

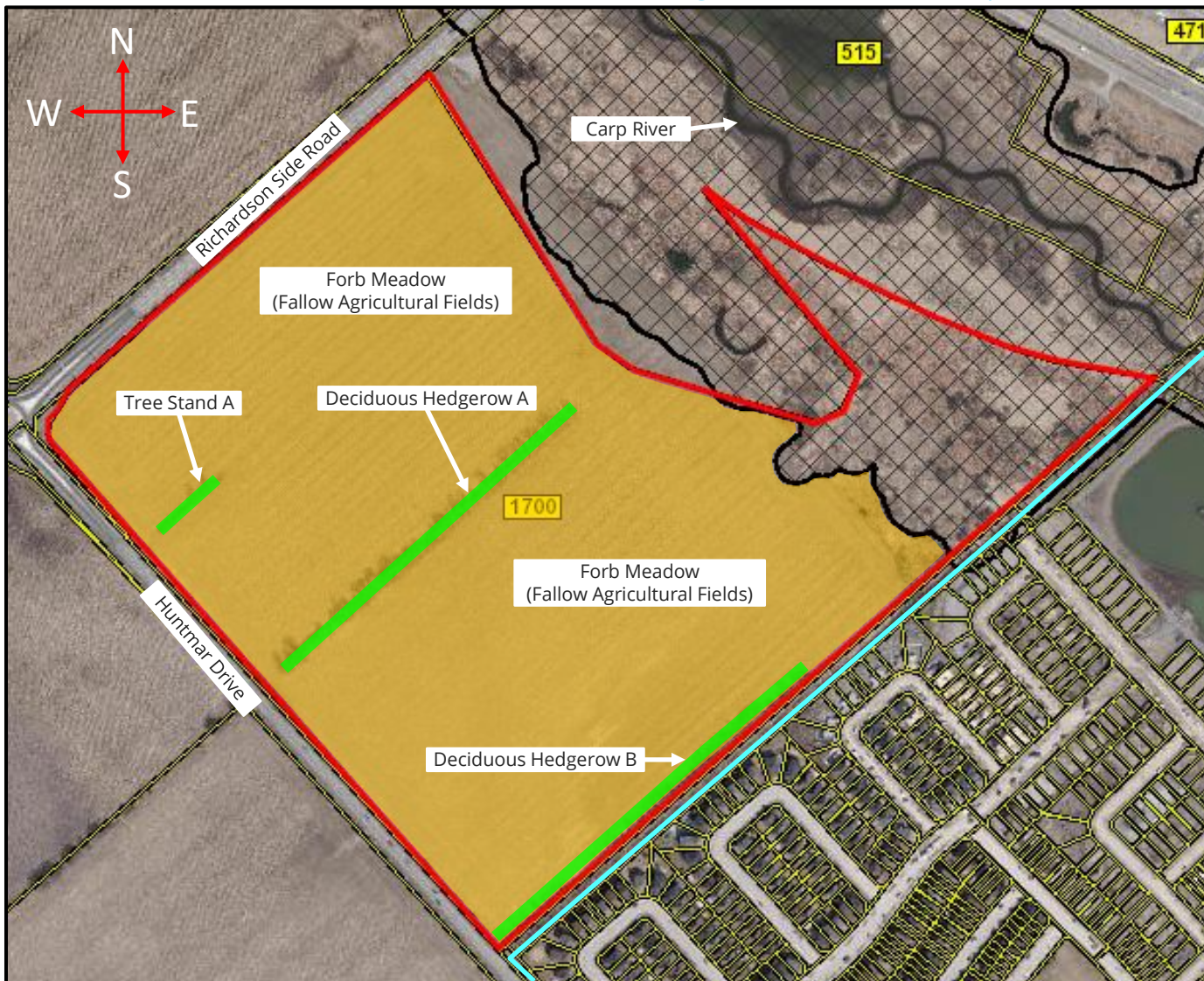
Plant species that were observed within the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) are listed in Appendix A. The vegetation communities are shown below in Figure 2. The vegetation communities include the following:

- **Forb Meadow (Fallow Agricultural Fields):** The majority of the Potential Development Area consists of a Forb Meadow (Fallow Agricultural Fields) that was actively cultivated until 2021 and cleared of vegetation as recently as the autumn of 2024. The Forb Meadow is dominated by recent weedy regrowth with a high proportion of invasive species. The groundcover plants found within the Forb Meadow include Canada Goldenrod, Queen Anne's Lace, Curled Dock, New England Aster, Tall White Aster, Daisy Fleabane, Philadelphia Fleabane, Wild Parsnip, Common Mullein, Canada Thistle, Bull Thistle, Ox-eye Daisy, Common Burdock, Red Clover, White Clover, and Dandelion. The majority of the Forb Meadow is devoid of mature trees and shrubs, although a few young tree stems (<30 cm diameter at breast height (dbh) in size) and shrubs are found growing sparsely along its edges adjacent to Huntmar Drive and Richardson Side Road. The young tree stems and shrubs that occur along the edges of Huntmar Drive and Richardson Side Road include Manitoba Maple, White Ash, American Elm, Domestic Apple, and Staghorn Sumac.
- **Tree Stand A:** Tree Stand A includes several American Elm and dead White Ash stems that are between 10 cm and 30 cm dbh in size. The American Elm within Tree Stand A are in poor condition and the White Ash stems are dead. The shrub layer is dominated by Common Buckthorn and Red Osier Dogwood.
- **Deciduous Hedgerow A:** Deciduous Hedgerow A is present in the central part of the Potential Development Area. Deciduous Hedgerow A is dominated by American Basswood with Manitoba Maple and American Elm well represented. A few Sugar Maple and Black Cherry stems are also present within Deciduous Hedgerow A. Most trees are between 20 cm and 40 cm dbh in size. Isolated older stems up to 70 cm dbh in size are present. The shrub layer is moderately dense. The dominant shrubs are Common Buckthorn, Riverbank Grape, Red Osier Dogwood, and Staghorn Sumac.
- **Deciduous Hedgerow B:** Deciduous Hedgerow B runs along the northwest bank of the Channelized Drain. Deciduous Hedgerow B is dominated by Manitoba Maple, American Basswood, and American Elm stems between approximately 10 cm and 30 cm dbh in size. Isolated older stems up to 50 cm dbh in size are present. A few similar sized Bur Oak and dead White Ash stems also occur within Deciduous Hedgerow B. The shrub layer is moderately dense. The dominant shrubs are Common Buckthorn, Riverbank Grape, Red Osier Dogwood, Wild Red Raspberry, and Hawthorn.

FIGURE 2: VEGETATION COMMUNITIES

1700 Richardson Side Road

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*The 15 m wide Hazard Setback/ MVCA Regulatory Limits are drawn relative to the 1:100 Year Floodplain of the Carp River. Mapping taken from City of Ottawa (2025). Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.





Photograph 1: Looking northeast across the Forb Meadow (Fallow Agricultural Fields). Houses along Terry Fox Drive are visible in the background (March 17th, 2025).



Photograph 2: Looking southeast across the Forb Meadow (Fallow Agricultural Fields). Houses within Minto's Arcadia subdivision are visible in the background (March 17th, 2025).





Photograph 3: Looking north across the Forb Meadow (Fallow Agricultural Fields) (March 17th, 2025).



Photograph 4: Looking north at Tree Stand A (March 17th, 2025).





Photograph 5: Looking north at Deciduous Hedgerow A (March 17th, 2025).



Photograph 6: Looking north at Deciduous Hedgerow A (March 17th, 2025).





Photograph 7: Looking southeast at Deciduous Hedgerow B (March 17th, 2025).



Photograph 8: Looking north at Deciduous Hedgerow B. The Channelized Drain is visible in the foreground (March 17th, 2025).



3.3 Wetlands & Watercourses

There are no wetland habitat features and/or watercourses within the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) (OMNRF 2025). The Channelized Drain that runs along the southeast boundary of the Site is discussed in the following section.

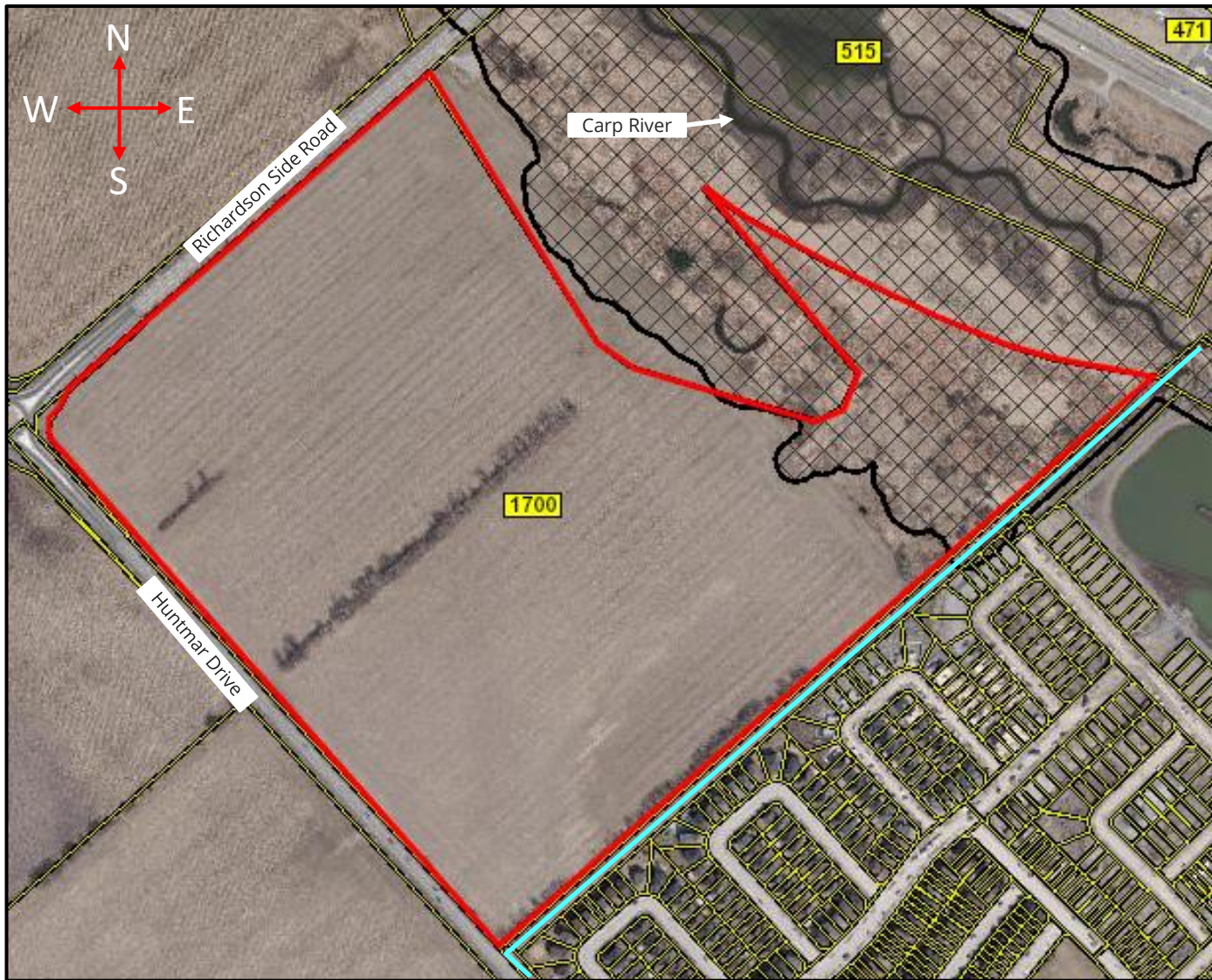
3.3.1 Channelized Drain

A Channelized Drain runs along the southeast boundary of the Site. The Channelized Drain is an artificial drainage channel that was dug to convey surface water from the Huntmar Drive roadside ditch. The Channelized Drain includes a straight channel that was designed to maximize the conveyance of water (e.g. designed/constructed without channel meanders and other natural morphological characteristics). Approximately 50% of the channel length is overgrown by dense stands of Reed (*Phragmites australis*). Significant sections of the channel are also overgrown with terrestrial vegetation including Reed Canary Grass and woody shrubs including Red Osier Dogwood. Approximately 30 cm of flowing water was observed within the Channelized Drain during the spring freshet (March 17th, 2025). However, the presence of dense stands of Reed and terrestrial vegetation/woody shrubs within the channel suggests that the Channelized Drain is likely to be dry and/or to have limited areas of standing water for the majority of the growing season. The Channelized Drain is a degraded feature that is likely to provide limited aquatic habitat functions.

FIGURE 3: CHANNELIZED DRAIN

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Photograph 9: Looking northeast from Huntmar Drive at the Channelized Drain (March 17th, 2025).



Photograph 10: A dense stand of Reed (*Phragmites australis*) within the Channelized Drain (March 17th, 2025).





Photograph 11: A dense stand of Reed (*Phragmites australis*) within the Channelized Drain (March 17th, 2025).



3.4 Adjacent Lands & Significant Features

Huntmar Drive forms the southwest boundary of the Site, beyond which are cultivated agricultural fields. Richardson Side Road forms the northwest boundary of the Site, beyond which are additional cultivated fields. Minto's Arcadia subdivision is located southeast of the Site. As such, the Site is bounded by roads, cultivated agricultural fields, and existing development on three sides. The only significant natural heritage feature located immediately adjacent to the Site is the Carp River Corridor (northeast). The Carp River Corridor is discussed in the following section.

The Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) does not include any of the designated natural heritage features listed in the *Residential Growth Management Strategy for the New Official Plan* (City of Ottawa 2020). The lands located immediately northwest, southwest, and southeast of the Site also do not include any of the designated natural heritage features listed in the *Residential Growth Management Strategy for the New Official Plan* (City of Ottawa 2020). Specifically, no unevaluated wetlands, Provincially Significant Wetlands, Natural Environment Areas, Natural Heritage System Core Areas, and/or Natural Heritage System Linkage Areas are shown to occur within the Potential Development Area and/or the adjacent lands to the northwest, southwest, and southeast, per *Schedule C11-A – Natural Heritage System (West)* of the City of Ottawa's New Official Plan (City of Ottawa 2022a; OMNRF 2025). There are no features within the Site and/or the immediately adjacent area that have the potential to qualify as Significant Woodlots (City of Ottawa 2022b). The potential presence of Significant Wildlife Habitat (SWH) and Species at Risk (SAR) habitat is discussed below in Section 3.5 and Section 3.6 (respectively).

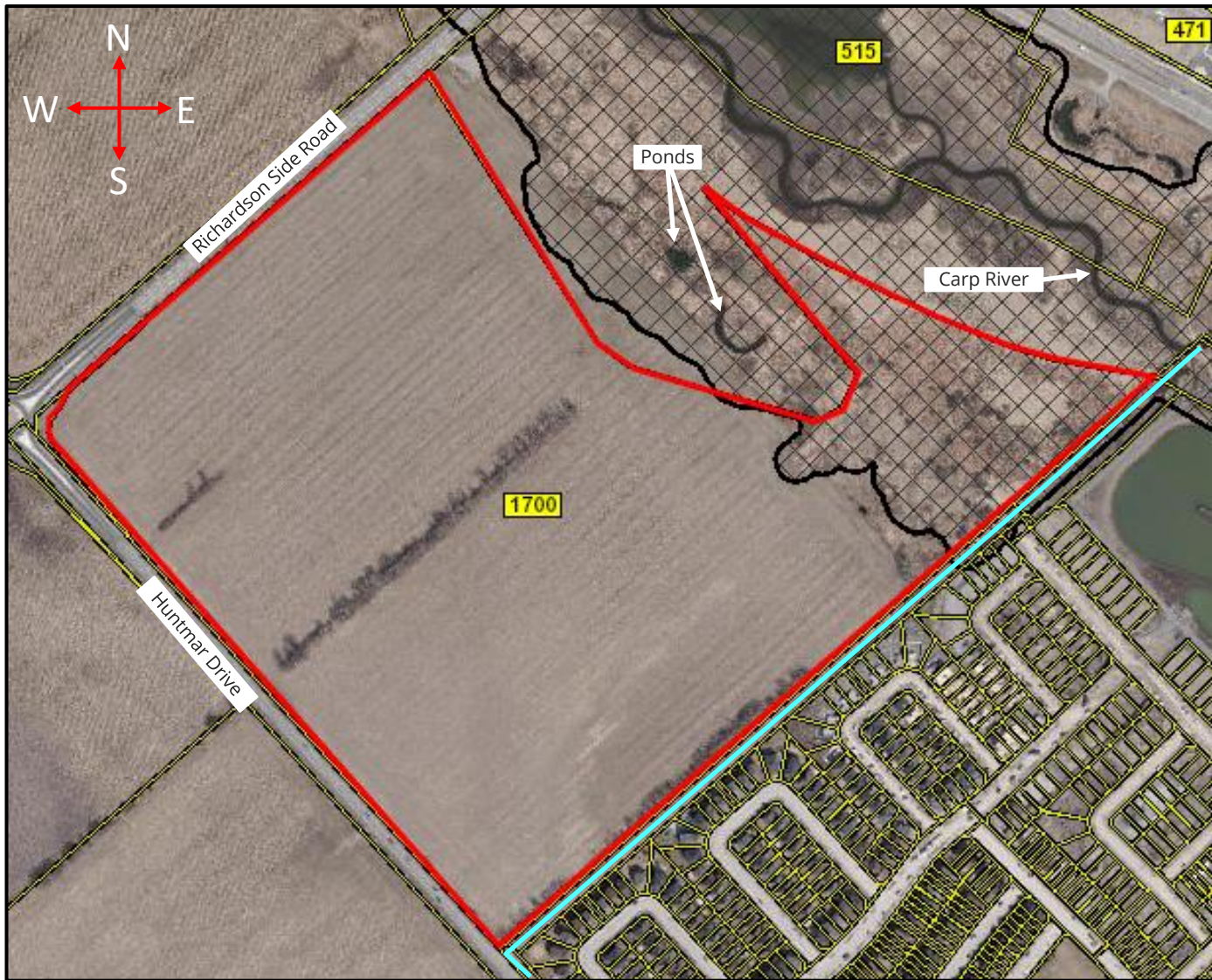
3.4.1 Carp River Corridor

The Carp River is located northeast of the Site. As shown below in Figure 4, the 15 m wide Hazard Setback/MVCA Regulatory Limits of the 1:100 Year Floodplain of the Carp River (the Carp River Corridor) extends over a large area that includes the southeast corner of the Site and the adjacent lands to the northeast. The Carp River Corridor extends approximately 130 m to 260 m from the top of bank of the Carp River. The Carp River Corridor in the vicinity of the Site is dominated by a mixture of meadow marsh and marsh habitats. Dense stands of willow shrubs are also present in some areas. Two small ponds occur within the Carp River Corridor in the vicinity of the Site (Refer to Figure 4). The edge of the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) is approximately 47 m from the ponds (at its closest point).

FIGURE 4: CARP RIVER CORRIDOR

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Photograph 12: Looking northeast across the Carp River Corridor. Houses along Terry Fox Drive are visible in the background (March 17th, 2025).



Photograph 13: Looking northeast at the circular pond within the Carp River Corridor (March 17th, 2025).





Photograph 14: Looking northeast at the U-shaped pond within the Carp River Corridor (March 17th, 2025).



3.5 Wildlife & Significant Wildlife Habitat

This Natural Environment Existing Conditions Report (NEECR) was prepared as a 'high level Environmental Impact Study' (per the City of Ottawa's pre-consultation comments). As such, this NEECR did not include detailed plant, wildlife, and/or Species at Risk (SAR) surveys. As described below in Section 4.5, additional detailed ecological surveys may be required in the future as part of an Environmental Impact Study and Tree Conservation Report for a development application. Although this NEECR did not include detailed wildlife and SAR surveys, sufficient information is available to assess the potential presence of Significant Wildlife Habitat (SWH) and SAR habitat (discussed below in Section 3.6).

The bird and wildlife species that were observed within the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor) are listed in Appendix B. A total of 18 bird species were observed within the Potential Development Area. The birds that were observed within the Potential Development Area are common species that frequently occur in suburban and rural areas throughout the Ottawa region. White Tailed Deer and Eastern Grey Squirrel were also observed within the Potential Development Area. No reptiles and/or amphibians were observed within the Potential Development Area.

As described above in Section 3.2, the Potential Development Area includes Forb Meadow (Fallow Agricultural Fields), a Tree Stand, and two Deciduous Hedgerows. The Channelized Drain that runs along the southeastern boundary of the Site is a degraded and artificial drainage channel that is likely to provide limited aquatic habitat functions (Refer to Section 3.3.1 for additional details). The habitat features within the Potential Development Area and the Channelized Drain do not display any characteristics that suggest the potential presence of SWH. Specifically, no evidence was observed of stick nests, migratory bird stopover points, heron rookeries, caves, bedrock fissures, wetlands, reptile hibernacula, significant fish habitat functions, significant amphibian breeding habitat functions, or any other features/functions which may qualify as SWH (OMNRF 2015).

Several features that may qualify as SWH occur within the Carp River Corridor, including potential migratory bird stopover points, wetlands, fish habitat, and amphibian breeding habitat. Setback requirements and recommended mitigation measures to protect the features and functions of the Carp River Corridor are discussed below in Section 4.2. The potential presence of SAR habitat is discussed below in Section 3.6.

3.6 Species at Risk

3.6.1 Blanding's Turtle

There are multiple records of Blanding's Turtles (threatened) within the Carp River and nearby areas of suitable habitat (e.g. adjacent major tributaries and wetlands) (OMNRF 2025). The *General Habitat Description for the Blanding's Turtle (Emydoidea blandingii)* identifies that all suitable wetlands and watercourses qualify as Blanding's Turtle habitat if they occur within 2 km of known Blanding's Turtle occurrences (OMNRF 2021). The Site is within 2 km of multiple Blanding's Turtle occurrences, and therefore it should be assumed that suitable habitat within and around the Site qualifies as Blanding's Turtle habitat. The *General Habitat Description for the Blanding's Turtle (Emydoidea blandingii)* (OMNRF 2021) establishes three types of Blanding's Turtle habitat:

- **Category 1 Habitat:** Category 1 Blanding's Turtle habitat includes features where Blanding's Turtles overwinter and nesting areas. Blanding's Turtles typically overwinter in wetlands and ponds (as opposed to flowing watercourses) (OMNRF 2021). As described above in Section 3.3, there are no wetlands and/or ponds within the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor). As such, there are no features within the Potential Development Area that may provide Category 1 overwintering habitat for Blanding's Turtles. Blanding's Turtle nesting habitat typically includes areas of loose sand or gravel where turtles can dig into the substrate to lay their eggs (OMNRF 2021). There are no significant areas of exposed sand or gravel within the Potential Development Area (as described above in Section 3.1, the Potential Development Area has topsoil at the surface). The two ponds that occur within the Carp River Corridor (described above in Section 3.4.1) have the potential to provide Category 1 overwintering habitat. The definition of Category 1 habitat includes the overwintering features themselves (e.g. the ponds) and the surrounding terrestrial area within 30 m (OMNRF 2021). As described above in Section 3.4.1, the edge of the Potential Development Area is approximately 47 m from the ponds (at its closest point). As such, the Potential Development Area does not overlap the potential Category 1 habitat (e.g. the ponds and the surrounding 30 m buffer) that is present within the Carp River Corridor.
- **Category 2 Habitat:** Category 2 Blanding's Turtle habitat includes wetlands and watercourses that are used by Blanding's Turtles as core foraging, basking, and living areas (OMNRF 2021). As described above in Section 3.3, there are no wetlands and/or watercourses within the Potential Development Area. As described above in Section 3.3.1, the Channelized Drain that runs along the southeastern boundary of the Potential Development Area is too degraded and limited in terms of its hydro-period to qualify as Category 2 habitat (OMNRF 2021). As such, there are no features within the Potential Development Area that have the potential to qualify as Category 2 habitat. There are several features within the Carp River Corridor that qualify as Category 2

habitat. The Category 2 habitat features that are closest to the Potential Development Area are the two ponds (described above in Section 3.4.1). The definition of Category 2 habitat includes the habitat features themselves (e.g. the ponds) and the surrounding terrestrial area within 30 m (OMNRF 2021). As described above in Section 3.4.1, the edge of the Potential Development Area is approximately 47 m from the ponds (at its closest point). As such, the Potential Development Area does not overlap the Category 2 habitat (e.g. the ponds and the surrounding 30 m buffer) that is present within the Carp River Corridor.

- **Category 3 Habitat:** The main function of Category 3 Blanding's Turtle habitat is to provide corridors that allow Blanding's Turtles to move overland between adjacent Category 1 and Category 2 habitat features (OMNRF 2021). Category 3 habitat includes terrestrial areas extending an additional 220 m from the edge of the 30 m buffer around the Category 1 and Category 2 habitat features (OMNRF 2021). The eastern part of the Site is within 220 m of the Category 1 and Category 2 habitat features within the Carp River Corridor, and therefore portions of the Potential Development Area qualify as Category 3 habitat. Although portions of the Potential Development Area fall within the definition of Category 3 habitat, it should be noted that the Category 3 habitat does not connect to any potentially significant Blanding's Turtle habitat features to the northwest, southwest, and/or southeast of the Site, and therefore the Category 3 habitat is unlikely to be ecologically significant. Nonetheless, it is anticipated that the future development of the Site will require review by the Ministry of Environment Conservation and Parks through the Ontario Endangered Species Act review process (Refer to Section 4.4 for additional details).

3.6.2 Additional Species at Risk

The Natural Heritage Information Center (NHIC) records for the nine grids that include and surround the Site were reviewed. This included an area 3 km x 3 km in size and all published Species at Risk (SAR) records were noted (OMNRF 2025). The Ontario Ministry of Natural Resources and Forestry (OMNRF) *Potential Species at Risk List for the Geographic Township of March* was also reviewed (Appendix C). In addition to Blanding's Turtle (discussed above), the following SAR were identified as potentially occurring within the region surrounding the Site:

- American Eel – Endangered
- Lake Sturgeon – Threatened
- River Redhorse – Special Concern
- Silver Lamprey – Special Concern
- Hickorynut – Endangered
- American Ginseng – Threatened
- Black Ash Trees – Endangered
- Butternut Trees – Endangered
- Bank Swallow – Threatened
- Barn Swallow – Special Concern
- Chimney Swift – Threatened
- Black Tern – Special Concern
- Horned Grebe – Special Concern
- Bobolink – Threatened
- Eastern Meadowlark - Threatened
- Canada Warbler – Special Concern
- Eastern Whip Poor Will – Special Concern
- Eastern Wood Pewee – Special Concern
- Wood Thrush – Special Concern
- Evening Grosbeak – Special Concern
- Hudsonian Godwit – Threatened
- Lesser Yellowlegs – Threatened
- Least Bittern - Threatened
- Loggerhead Shrike – Endangered
- Olive Sided Flycatcher – Special Concern
- Peregrine Falcon – Special Concern
- Red Headed Woodpecker - Endangered
- Rusty Blackbird – Special Concern
- Short Eared Owl – Threatened

- Eastern Musk Turtle – Special Concern
- Northern Map Turtle – Special Concern
- Snapping Turtle – Special Concern
- Eastern Red Bat – Endangered
- Eastern Small Footed Myotis – Endangered
- Hoary Bat – Endangered
- Little Brown Bat – Endangered
- Northern Long Eared Bat – Endangered
- Silver Haired Bat - Endangered
- Tricolored Bat – Endangered
- Monarch Butterfly – Special Concern
- Rusty Patched Bumblebee – Endangered
- Yellow Banded Bumblebee – Special Concern
- Transverse Lady Beetle – Endangered

The following is a summary of the potential for these species to occur within the Potential Development Area:

- **American Eel, Lake Sturgeon, River Redhorse, Silver Lamprey, and Hickorynut:** American Eel, Lake Sturgeon, River Redhorse, and Silver Lamprey are fish species that are found in association with riverine environments and major tributaries (SARO 2025). Hickorynut is a freshwater mussel that is also found in association with riverine environments and major tributaries (SARO 2025). As described above in Section 3.3, there are no significant aquatic habitat features found within the Potential Development Area (e.g. the portion of the Site that is outside of the Carp River Corridor). Potentially suitable habitat features within the Carp River Corridor will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, American Eel, Lake Sturgeon, River Redhorse, Silver Lamprey, and Hickorynut are unlikely to be a significant concern for the future development of the Site.
- **American Ginseng:** American Ginseng are found in association with mature deciduous forests (SARO 2025). As described above in Section 3.2, there are no forest habitats within the Potential Development Area and/or the immediately adjacent lands. As such, American Ginseng is unlikely to be a significant concern for the future development of the Site.
- **Black Ash Trees:** Black Ash Trees are predominantly found growing in wetlands, floodplains, and riparian habitats (SARO 2025). As described above in Section 3.3, there are no wetlands, floodplains, and/or riparian habitats within the Potential Development Area. No Black Ash Trees were found within the Potential Development Area during the Site visit. Black Ash Trees could be present within the Carp River Corridor (although none were observed adjacent to the Potential

Development Area). If any Black Ash Trees are present within the Carp River Corridor, they will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, Black Ash Trees are unlikely to be a significant concern for the future development of the Site.

- **Butternut Trees:** Butternut Trees grow in a variety of treed habitats (SARO 2025). No Butternut Trees were found within the Potential Development Area during the Site visit. Butternut Trees could be present within the Carp River Corridor (although none were observed adjacent to the Potential Development Area). If any Butternut Trees are present within the Carp River Corridor, they will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, Butternut Trees are unlikely to be a significant concern for the future development of the Site.
- **Bank Swallow:** Bank Swallows nest in natural and artificial deposits of sand and silt with vertical faces (SARO 2025). There are no sand or silt deposits within the Potential Development Area. No potentially suitable Bank Swallow habitat features were observed adjacent to the Potential Development Area within the Carp River Corridor. As such, Bank Swallows are unlikely to be a significant concern for the future development of the Site.
- **Barn Swallow and Chimney Swift:** Barn Swallows nest in many anthropogenic structures including old barns, sheds, culverts, and under bridges (SARO 2025). Chimney Swifts nest in suitable chimneys (SARO 2025). There are no structures or buildings within the Potential Development Area. As such, Barn Swallows and Chimney Swifts are unlikely to be a significant concern for the future development of the Site.
- **Black Tern and Horned Grebe:** Black Terns build their nests in shallow marshes (SARO 2025). Horned Grebes nest in small ponds, marshes, and shallow bays (SARO 2025). As described above in Section 3.3, there are no marshes, ponds, or shallow bays found within the Potential Development Area. Potentially suitable habitat features within the Carp River Corridor will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, Black Terns and Horned Grebes are unlikely to be a significant concern for the future development of the Site.
- **Bobolink and Eastern Meadowlark:** Bobolink and Eastern Meadowlark nest in relatively undisturbed grasslands, meadows, and pastures that are graminoid dominated (SARO 2025). The Forb Meadow (Fallow Agricultural Fields) that is present within the Potential Development Area is heavily disturbed and forb dominated. The Forb Meadow (Fallow Agricultural Fields) is unlikely to be suitable for Bobolink and/or Eastern Meadowlark nesting. As such, Bobolink and Eastern Meadowlark are unlikely to be a significant concern for the future development of the Site.
- **Canada Warbler:** Canada Warblers breed in deciduous and coniferous forest habitats with dense shrub cover (SARO 2025). As described above in Section 3.2, there are no forest habitats

within the Potential Development Area and/or the immediately adjacent lands. As such, Canada Warblers are unlikely to be a significant concern for the future development of the Site.

- **Eastern Whip Poor Will:** Eastern Whip Poor Will are typically found nesting in areas with a mix of open and forest habitats (SARO 2025). As described above in Section 3.2, there are no forest habitats within the Potential Development Area and/or the immediately adjacent lands. As such, Eastern Whip Poor Will is unlikely to be a significant concern for the future development of the Site.
- **Eastern Wood Pewee and Wood Thrush:** Eastern Wood Pewee and Wood Thrush are typically found nesting within interior forest habitat (SARO 2025). As described above in Section 3.2, there are no forest habitats within the Potential Development Area and/or the immediately adjacent lands. As such, Eastern Wood Pewee and Wood Thrush are unlikely to be a significant concern for the future development of the Site.
- **Evening Grosbeak:** Evening Grosbeaks breed in mature mixed forests dominated by Fir trees, White Spruce, and/or Trembling Aspen (SARO 2025). As described above in Section 3.2, there are no forest habitats within the Potential Development Area and/or the immediately adjacent lands. As such, Evening Grosbeaks are unlikely to be a significant concern for the future development of the Site.
- **Hudsonian Godwit and Lesser Yellowlegs:** Hudsonian Godwit and Lesser Yellowlegs are shorebird species. Hudsonian Godwit and Lesser Yellowlegs occur within the Ottawa area as rare migrants, and both species are occasionally found foraging on beaches, mudflats, and in coastal lagoons (SARO 2025). As described above in Section 3.3, there are no beaches, mudflats, or coastal lagoons within the Potential Development Area. Potentially suitable habitat features within the Carp River Corridor will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, Hudsonian Godwit and Lesser Yellowlegs are unlikely to be a significant concern for the future development of the Site.
- **Least Bittern:** Least Bitterns breed in open marshes and wetlands (SARO 2025). As described above in Section 3.3, there are no marshes and/or wetlands within the Potential Development Area. Potentially suitable habitat features within the Carp River Corridor will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, Least Bitterns are unlikely to be a significant concern for the future development of the Site.
- **Loggerhead Shrike:** Loggerhead Shrikes are found nesting in large pastures and grasslands with scattered low trees and thorny shrubs. They also nest and forage in alvars (SARO 2025). The Forb Meadow (Fallow Agricultural Fields) that is present within the Potential Development Area is heavily disturbed and forb dominated. The Forb Meadow (Fallow Agricultural Fields) does not include the scattered low trees and thorny shrub habitat features that characterize suitable Loggerhead Shrike habitat. As such, Loggerhead Shrikes are unlikely to be a significant concern for the future development of the Site.

- **Olive Sided Flycatcher:** Olive Sided Flycatchers typically breed in coniferous and mixed forest habitats adjacent to rivers and wetlands (SARO 2025). As described above in Section 3.2, there are no forest habitats within the Potential Development Area and/or the immediately adjacent lands. As such, Olive Sided Flycatchers are unlikely to be a significant concern for the future development of the Site.
- **Peregrine Falcon:** Peregrine Falcons nest on steep cliff edges and at the top of tall buildings in urban areas (SARO 2025). There are no potentially suitable nest sites for Peregrine Falcons within the Potential Development Area and/or the immediately adjacent lands. As such, Peregrine Falcons are unlikely to be a significant concern during the future development of the Site.
- **Red Headed Woodpecker:** Red Headed Woodpeckers are primarily found in association with open woodlands and woodland edges (SARO 2025). As described above in Section 3.2, there are no woodland habitats within the Potential Development Area and/or the immediately adjacent lands. As such, Red Headed Woodpeckers are unlikely to be a significant concern for the future development of the Site.
- **Rusty Blackbird:** Rusty Blackbirds breed in coniferous forest near wetlands (SARO 2025). As described above in Section 3.2, there are no forest habitats within the Potential Development Area and/or the immediately adjacent lands. As such, Rusty Blackbirds are unlikely to be a significant concern for the future development of the Site.
- **Short Eared Owl:** Short Eared Owls are found in areas with large tracts of open habitat including grasslands, marshes, and tundra (SARO 2025). The Forb Meadow (Fallow Agricultural Fields) within the Potential Development Area is too small and heavily altered by recent farming activities to provide viable habitat for Short Eared Owls. Potentially suitable habitat features within the Carp River Corridor will be protected by the setbacks and mitigation measures described below in Section 4.2. As such, Short Eared Owls are unlikely to be a significant concern for the future development of the Site.
- **Eastern Musk Turtle, Northern Map Turtle, and Snapping Turtle:** Eastern Musk Turtle and Northern Map Turtle are primarily riverine species (e.g. they may be found in association with the Carp River) (SARO 2025). Snapping Turtles are common in many aquatic habitats throughout the Ottawa area (e.g. they may be found in association with the Channelized Drain and/or the Carp River Corridor) (SARO 2025). As described above in Section 3.3, there are no aquatic habitat features within the Potential Development Area. Potentially suitable habitat features within the Channelized Drain and the Carp River Corridor will be protected by the setbacks and mitigation measures described below in Section 4.2. The Blanding's Turtle mitigation measures described below in Section 4.4 will also mitigate potential impacts to other turtle species. As such, Eastern Musk Turtle, Northern Map Turtle, and Snapping Turtle are unlikely to be a significant concern for the future development of the Site.

- **Eastern Red Bat, Eastern Small Footed Myotis, Hoary Bat, Little Brown Bat, Northern Long Eared Bat, Silver Haired Bat, and Tricolored Bat:** No caves, bedrock fissures, mining shafts, abandoned buildings, or other features which may function as bat hibernacula habitat were observed within the Potential Development Area and/or the immediately adjacent lands (OMNRF 2015; SARO 2025). The OMNRF (2017a) guidelines for bat surveying state that deciduous and mixed forest habitats have the potential to provide bat maternity roosting sites. As described above in Section 3.2, there are no forest and/or woodland habitats within the Potential Development Area and/or the immediately adjacent lands. As such, the Potential Development Area and the immediately adjacent lands are unlikely to provide bat hibernacula and/or bat maternity roosting habitat. Therefore, the endangered bat species are unlikely to be a significant concern for the future development of the Site.
- **Monarch Butterfly:** Monarch Butterflies are found in meadow and grassland habitats in association with their Milkweed host plants (SARO 2025). No Milkweed was found within the Forb Meadow (Fallow Agricultural Fields) (Refer to Section 3.2). Monarch Butterfly is a species of Special Concern, and therefore its habitat is not protected under the rules and regulations of the Ontario Endangered Species Act (ESA). Recommended mitigation measures to minimize potential impacts to SAR during vegetation clearing are described below in Section 4.4.
- **Rusty Patched Bumblebee and Yellow Banded Bumblebee:** Rusty Patched Bumblebee is most frequently found in oak savannah habitats (SARO 2025). As described above in Section 3.2, there are no oak savannah habitats within the Potential Development Area and/or the immediately adjacent lands. Yellow Banded Bumblebee is a habitat generalist that can be found in many habitats with flowering plants (SARO 2025). It should be noted that Yellow Banded Bumblebee is a species of Special Concern, and therefore its habitat is not protected under the rules and regulations of the Ontario ESA. Recommended mitigation measures to minimize potential impacts to SAR during vegetation clearing are described below in Section 4.4. Rusty Patched Bumblebee and Yellow Banded Bumblebee are unlikely to occur within the Potential Development Area, and therefore they are unlikely to be a significant concern for the future development of the Site.
- **Transverse Lady Beetle:** There have been no records of Transverse Lady Beetle in Ontario since 1990 (SARO 2025). As such, Transverse Lady Beetle are unlikely to be a significant concern for the future development of the Site.

In summary, the presence of Blanding's Turtle habitat was the only significant SAR concern identified for the Site (discussed above in Section 3.6.1).

3.7 Linkages

Schedule C11-A – Natural Heritage System (West) of the City of Ottawa’s New Official Plan does not identify any part of the Potential Development Area as a Natural Heritage System Linkage Area (City of Ottawa 2022a). As such, the Potential Development Area was not identified as a significant wildlife movement corridor and/or as a significant linkage area during the analysis that was undertaken to support the development of the City of Ottawa’s New Official Plan and its associated Natural Heritage System Mapping (City of Ottawa 2022a; City of Ottawa 2023b). As described above in Section 3.4, there are no significant natural heritage features located to the northwest, southwest, and/or southeast of the Potential Development Area. As such, the Potential Development Area is unlikely to provide a significant linkage function.

4.0 RECOMMENDATIONS & REGULATORY REQUIREMENTS

4.1 Tree Retention & Tree Protection

The following tree retention and tree protection recommendations should be considered during the future development of the Site:

- **Tree Stand A:** As described above in Section 3.2, the American Elm stems within Tree Stand A are in poor condition and the White Ash stems are dead. Tree Stand A should not be considered a priority for retention due to its small size and poor condition. Tree Stand A occurs within the Potential Development Area and therefore it is unlikely to be retained during the future development of the Site;
- **Deciduous Hedgerow A:** Deciduous Hedgerow A includes healthy mature trees that may be desirable for retention. However, Deciduous Hedgerow A occurs within the central part of the Potential Development Area, and therefore retention of the feature may not be compatible with the future development requirements. It may be possible to retain portions of Deciduous Hedgerow A if the future development plan includes a park and/or school block that overlaps Deciduous Hedgerow A. The retention of portions of Deciduous Hedgerow A within a park and/or school block (if applicable) should be undertaken only where feasible and compatible with the park and/or school requirements;
- **Deciduous Hedgerow B:** Deciduous Hedgerow B includes healthy mature trees that may be desirable for retention. Deciduous Hedgerow B is present along the northwest bank of the Channelized Drain. Deciduous Hedgerow B falls within the recommended setback from the Channelized Drain (described below in Section 4.2), and therefore Deciduous Hedgerow B can likely be retained within the setback area;
- **Replanting:** A Landscaping Plan will be required at the Draft Plan of Subdivision and/or Site Plan Application stage. The Landscaping Plan should emphasize the planting of locally appropriate native trees and shrubs. The planting of trees and shrubs should be undertaken both to mitigate the loss of woody vegetation associated with the future development of the Site and to meet the tree canopy targets set out in the City of Ottawa's New Official Plan (City of Ottawa 2023b);
- **Tree Protection Mitigation Measures:** A Tree Conservation Report will be required at the Draft Plan of Subdivision and/or Site Plan Application stage (described below in Section 4.5). The future Tree Conservation Report will be required to identify specific tree protection mitigation measures to protect and preserve retained trees during the construction of the future development; and
- **Tree Cutting Permit:** A Tree Cutting Permit under the City of Ottawa Tree Protection Bylaw (2020-340) will be required prior to undertaking tree clearing within the future development.

4.2 Channelized Drain & Carp River Corridor

4.2.1 Setback Requirements

The following setback requirements should be implemented during the future development of the Site:

- **Channelized Drain:** As described above in Section 3.3.1, the Channelized Drain is a degraded feature that is likely to provide limited aquatic habitat functions. The Channelized Drain qualifies as an 'Intermittent Watercourse' and/or a 'Type 2 and 3 Fish Community', as defined by the *Carp River Watershed/Subwatershed Study* (City of Ottawa 2004). A 15 m wide setback from the top of bank of the Channelized Drain will be necessary to meet the requirements outlined in the *Carp River Watershed/Subwatershed Study* and the City of Ottawa's New Official Plan (City of Ottawa 2004; City of Ottawa 2023b);
- **Carp River Corridor:** As described above in Section 1.1, the Potential Development Area has been defined as the portion of the Site that is outside of the 15 m wide Hazard Setback/MVCA Regulatory Limits of the 1:100 Year Floodplain of the Carp River (the Carp River Corridor). Per the *Carp River Watershed/Subwatershed Study* and the policies of the City of Ottawa's New Official Plan, there are no additional setback requirements for the Carp River Corridor beyond the 15 m wide Hazard Setback/MVCA Regulatory Limits (City of Ottawa 2004; City of Ottawa 2023b). As described above in Section 3.4.1, the Carp River Corridor extends approximately 130 m to 260 m from the top of bank of the Carp River. The edge of the Potential Development Area is approximately 47 m from the ponds within the Carp River Corridor (at its closest point). The Potential Development Area is >30 m from the top of bank of the Carp River and the ponds within the Carp River Corridor, and therefore there are no additional setback requirements for the Carp River and/or the ponds; and
- **Setback Vegetation:** Existing trees and shrubs should be retained within the setbacks. As described above in Section 4.1, Deciduous Hedgerow B will be retained within the 15 m wide setback from the Channelized Drain. Portions of the setbacks are currently devoid of trees and shrubs (e.g. they overlap the Forb Meadow (Fallow Agricultural Fields)). Per the recommendations of the *Carp River Watershed/Subwatershed Study*, consideration should be given to planting trees and shrubs to ecologically restore the setbacks as part of the future development of the Site (City of Ottawa 2004). The planting of trees and shrubs should target the portions of the setbacks that currently overlap the Forb Meadow (Fallow Agricultural Fields).

4.2.2 Regulatory Requirements & Impact Mitigation

The following regulatory requirements and recommendations for impact mitigation should be considered during the future development of the Site:

- **Mississippi Valley Conservation Authority (MVCA) & Fisheries and Oceans Canada:** The recommended setbacks from the Channelized Drain and the Carp River Corridor are anticipated to be sufficient to avoid any significant impacts to the habitat features that fall within the MVCA's regulatory limits. As such, an authorization from the MVCA under O.Reg. 153/06 is not anticipated to be required to support the future development of the Site. The recommended setbacks are also anticipated to be sufficient to avoid any significant impacts to fish habitat. Therefore, a review and/or authorization under the Fisheries Act is not anticipated to be required to support the future development of the Site;
- **In-Water Work Requirements:** The Channelized Drain and the Carp River Corridor will be retained within setbacks along the edges of the Potential Development Area. As such, it is unlikely that any in-water work will be required during the future development of the Site. An Environmental Impact Study (EIS) will be required at the Draft Plan of Subdivision and/or Site Plan Application stage (described below in Section 4.5). If any in-water work is necessary as part of the future development, the EIS will need to identify the associated regulatory, mitigation, and monitoring requirements; and
- **Erosion & Sediment Control Plan:** An Erosion and Sediment Control Plan will be required to address potential erosion and sediment impacts during the construction of the future development.

4.3 Wildlife Impact Mitigation

Species at Risk regulatory requirements and recommendations for impact mitigation are discussed below in Section 4.4. Timing restrictions related to vegetation clearing are also discussed below in Section 4.4. In addition to the recommendations that are summarized below in Section 4.4, the following wildlife mitigation requirements should be considered during the future development of the Site:

- **Bird Safe Design Guidelines:** The City of Ottawa *Bird Safe Design Guidelines* identify the Carp River Corridor as a significant bird migration route (City of Ottawa 2022c). Developments that are located in close proximity to known migration routes pose an increased risk of bird collision (City of Ottawa 2022c). The Potential Development Area occurs immediately adjacent to the Carp River Corridor, and therefore the future development of the Site is likely to pose an increased risk of bird collision. An Environmental Impact Study (EIS) will be required at the Draft Plan of Subdivision and/or Site Plan Application stage (described below in Section 4.5). The future EIS must include recommendations to reduce the risks of bird collision associated with the future development. The potential application of the *Bird Safe Design Guidelines* will require consideration by the applicable Qualified Professionals (e.g. Architect, Landscape Architect, etc.) as they develop the architectural/building designs and the Landscaping Plan for the future development; and
- **Protocol for Wildlife Protection During Construction:** The future EIS must identify specific mitigation and monitoring procedures that address potential impacts to wildlife at the construction stage, per the City of Ottawa *Protocol for Wildlife Protection During Construction* (City of Ottawa 2022d).

4.4 Species at Risk Regulatory Requirements & Impact Mitigation

The presence of Blanding's Turtle habitat was the only significant Species at Risk (SAR) concern identified for the Site (discussed above in Section 3.6). The following is a summary of the anticipated SAR regulatory requirements and recommendations for impact mitigation:

- **Blanding's Turtle Habitat:** As described above in Section 3.6.1, the Category 1 and Category 2 Blanding's Turtle habitat features within the Carp River Corridor do not overlap the Potential Development Area. The eastern part of the Site is within 220 m of the Category 1 and Category 2 habitat features within the Carp River Corridor, and therefore portions of the Potential Development Area qualify as Category 3 habitat. Although portions of the Potential Development Area fall within the definition of Category 3 habitat, it should be noted that the Category 3 habitat does not connect to any potentially significant Blanding's Turtle habitat features to the northwest, southwest, and/or southeast of the Site, and therefore the Category 3 habitat is unlikely to be ecologically significant;
- **Blanding's Turtle Habitat Impact Quantification:** An Environmental Impact Study (EIS) will be required at the Draft Plan of Subdivision and/or Site Plan Application stage (described below in Section 4.5). The potential impacts to the Category 3 habitat should be assessed, mapped, and quantified as part of the future EIS;
- **Ontario Endangered Species Act Review Process:** Due to the anticipated impacts to the Category 3 habitat, the future development of the Site will require review by the Ministry of Environment Conservation and Parks (MECP) through the Ontario Endangered Species Act (ESA) review process. As described above, the Category 3 habitat that overlaps the Potential Development Area does not connect to any potentially significant Blanding's Turtle habitat features to the northwest, southwest, and/or southeast of the Site. As such, the potential impacts to the Category 3 habitat are unlikely to be ecologically significant. In previous cases where it was demonstrated that the removal of Category 3 habitat was not ecologically significant, the MECP has confirmed that Overall Benefit Permits under the Ontario ESA were not required. Although precedent suggests that an Overall Benefit Permit should not be required to support the future development of the Site, it should be noted that the permitting requirements are subject to the discretion of the MECP review staff. The MECP's interpretation of the Ontario ESA requirements regularly evolves and therefore it should be noted that there is a possibility that an Overall Benefit Permit could be required. If required, the Overall Benefit Permit would necessitate a habitat compensation program, additional mitigation requirements, and additional monitoring;

- **Blanding's Turtle Exclusion Fencing:** Temporary Blanding's Turtle Exclusion Fencing (e.g. toed-in silt fencing) will be required during the construction of the future development in order to mitigate the risk or mortality associated with the construction activities. As the construction process progresses, it will be necessary to upgrade the Temporary Blanding's Turtle Exclusion Fencing to Permanent Blanding's Turtle Exclusion Fencing to mitigate the risk of mortality associated with the installation of new roads within the future development area. The Temporary and Permanent Blanding's Turtle Exclusion Fencing will be required along the northeastern edge of the Potential Development Area (e.g. adjacent to the Carp River Corridor). The configuration of the Temporary and Permanent Blanding's Turtle Exclusion Fencing and the materials that are used in its construction will be required to conform to the *Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptiles Species at Risk in Ontario* (Gunson et al. 2016); and
- **Vegetation Clearing:** The MECP has recently provided updated guidance with respect to the active seasons and avoidance windows for SAR in Ontario (MECP 2023). MECP (2023) defines the core migratory bird nesting season as March 31st to August 31st each year. The Blanding's Turtle active season is defined as April 1st to October 31st each year. All vegetation clearing must be undertaken to avoid the core migratory bird nesting season and the Blanding's Turtle active season. In combination, these requirements necessitate that all vegetation clearing must be undertaken between November 1st and March 30th each year.

4.5 Environmental Impact Study & Tree Conservation Report Requirements

An Environmental Impact Study (EIS) and Tree Conservation Report (TCR) will be required at the Draft Plan of Subdivision and/or Site Plan Application stage. The EIS and TCR must be prepared following the City of Ottawa *Environmental Impact Study Guidelines* (City of Ottawa 2023a). Per the City of Ottawa guidelines, the EIS and TCR can be prepared as a combined report (City of Ottawa 2023a).

The future EIS and TCR will build upon the survey results and recommendations described in this Natural Environment Existing Conditions Report (NEECR). Specific requirements for the future EIS and TCR have been identified throughout this NEECR. As described above, additional detailed ecological surveys may be required as part of the future EIS and TCR. In addition to the requirements described above, the future EIS and TCR will be required to address the following:

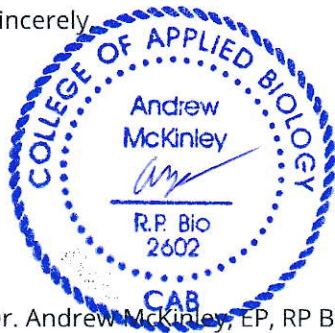
- **Climate Change Impacts:** Per the City of Ottawa (2023a) *Environmental Impact Study Guidelines*, the future EIS and TCR must discuss the potential impacts of climate change based on the *Climate Projections for the National Capital Region* (City of Ottawa & NCC 2020). The design of the future stormwater management system that will service the future development, as well as the evaluation of natural hazards (e.g. floodplain, unstable slopes, etc.), must take into consideration the potential impacts and risks associated with a changing climate (City of Ottawa 2023a). The discussion of potential climate change impacts should be addressed by the future EIS and TCR at the Draft Plan of Subdivision and/or Site Plan Application stage; and
- **Wildland Fire Risk Assessment:** Per the City of Ottawa (2023a) *Environmental Impact Study Guidelines*, Environmental Impact Studies must identify and describe any forest communities associated with a high or extreme wildland fire risk that occur within 100 meters of a proposed development. Forest communities that have >50% conifer tree cover may qualify as high or extreme fire risk forest communities (OMNRF 2017b). As described above in Section 3.2 and Section 3.4, there are no forest communities within the Site and/or within 100 m of the Site. As such, a Wildland Fire Risk Assessment should not be required.

5.0 CLOSURE

The recommendations and requirements identified in this Natural Environment Existing Conditions Report are intended to be further refined and confirmed as part of the development application review process for the future development of the Site.

We trust that the above information is sufficient. Please do not hesitate to contact the undersigned if you have any questions or require further information.

Sincerely,



Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



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6.0 REFERENCES

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APPENDIX A

Plant List



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TABLE A: PLANT LIST

Common Name	Scientific Name	Provincial S Rank	Brunton Significance Ranking for the City of Ottawa (Brunton 2005)	Vegetation Type
Reed Canary Grass	<i>Phalaris arundinacea</i>	SE5	Common (aggressive invasive)	Grass
Reed	<i>Phragmites australis</i>	SE5	Common (aggressive invasive)	Grass
Common Burdock	<i>Arctium minus</i>	SNA	Common	Herbaceous
Canada Thistle	<i>Cirsium arvense</i>	S5	Common	Herbaceous
Bull Thistle	<i>Cirsium vulgare</i>	SNA	Common	Herbaceous
Queen Anne's Lace	<i>Daucus carota</i>	SNA	Common	Herbaceous
Daisy Fleabane	<i>Erigeron annuus</i>	S5	Common	Herbaceous
Philadelphia Fleabane	<i>Erigeron philadelphicus</i>	S5	Common	Herbaceous
Ox-eye Daisy	<i>Leucanthemum vulgare</i>	SNA	Common	Herbaceous
Wild Parsnip	<i>Pastinaca sativa</i>	SNA	Common	Herbaceous
Curled Dock	<i>Rumex crispus</i>	SNA	Common	Herbaceous
Canada Goldenrod	<i>Solidago canadensis</i>	S5	Common	Herbaceous
Tall White Aster	<i>Symphyotrichum lanceolatum</i>	SNR	Common	Herbaceous
New England Aster	<i>Symphyotrichum novae-angliae</i>	S5	Common	Herbaceous
Dandelion	<i>Taraxacum officinale</i>	SNA	Common	Herbaceous
Red Clover	<i>Trifolium pratense</i>	SNA	Common	Herbaceous
White Clover	<i>Trifolium repens</i>	SNA	Common	Herbaceous
Common Mullein	<i>Verbascum thapsus</i>	SNA	Common	Herbaceous
Red Osier Dogwood	<i>Cornus sericea (stolonifesa)</i>	S5	Common	Shrub
Hawthorn	<i>Crataegus chrysoarpa</i>	S5	Common	Shrub
Glossy Buckthorn	<i>Frangula alnus</i>	SNA	Common (aggressive invasive)	Shrub
Common Buckthorn	<i>Rhamnus cathartica</i>	SNA	Common (aggressive invasive)	Shrub
Wild Red Raspberry	<i>Rubus idaeus</i>	S5	Common	Shrub
Bebb's Willow	<i>Salix bebbiana</i>	S5	Common	Shrub
Slender Willow	<i>Salix petiolaris</i>	S5	Common	Shrub
Manitoba Maple	<i>Acer negundo</i>	S5	Common	Tree
Sugar Maple	<i>Acer saccharum</i>	S5	Common	Tree
White Ash	<i>Fraxinus americana</i>	S5	Common	Tree
Domestic Apple	<i>Malus sylvestris</i>	SNA	Common	Tree

Eastern White Pine	<i>Pinus strobus</i>	S5	Common	Tree
Black Cherry	<i>Prunus serotina</i>	S5	Common	Tree
Bur Oak	<i>Quercus macrocarpa</i>	S5	Common	Tree
Staghorn Sumac	<i>Rhus hirta</i>	S5	Common	Tree
Crack Willow	<i>Salix fragilis</i>	SNA	Common (invasive)	Tree
American Basswood	<i>Tilia americana</i>	S5	Common	Tree
American Elm	<i>Ulmus americana</i>	S5	Common	Tree
Riverbank Grape	<i>Vitis riparia</i>	S5	Common	Vine

Provincial Ranks (assigned by NHIC)
<p>S5 = Very common within the province with > 1000 occurrences, populations or records</p> <p>S4 = Common within the province with 21 - 1000 occurrences, populations or records</p> <p>S3 = Rare within the province with 6 - 20 occurrences, populations or records</p> <p>SNA = Ranking not available</p> <p>SE5 = Very common exotic with > 1000 occurrences, populations or records within the province</p> <p>S? = Unranked, or if followed by a ranking, temporarily assigned (eg. S4?)</p>

APPENDIX B

Bird & Wildlife Species Lists



McKINLEY
ENVIRONMENTAL
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McKINLEY ENVIRONMENTAL SOLUTIONS

613-620-2255

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TABLE B: BIRD LIST

Common Name	Scientific Name
Red Winged Blackbird	Agelaius phoeniceus
Canada Goose	Branta canadensis
Northern Cardinal	Cardinalis cardinalis
Turkey Vulture	Cathartes aura
Killdeer	Charadrius vociferus
American Crow	Corvus brachyrhynchos
Blue Jay	Cyanocitta cristata
Dark Eyed Junco	Junco hyemalis
Ring Billed Gull	Larus delawarensis
Wild Turkey	Meleagris gallopavo
Song Sparrow	Melospiza melodia
Savannah Sparrow	Passerculus sandwichensis
Black Capped Chickadee	Poecile atricapilla
Common Grackle	Quiscalus quiscula
American Goldfinch	Spinus tristis
European Starling	Sturnus vulgaris
American Robin	Turdus migratorius
Mourning Dove	Zenaida macroura

TABLE C: WILDLIFE LIST

Common Name	Scientific Name	Taxa
White Tailed Deer	<i>Odocoileus virginianus</i>	Mammal
Eastern Grey Squirrel	<i>Sciurus carolinensis</i>	Mammal

APPENDIX C

Ontario Ministry of Natural Resources and Forestry (OMNRF) Species at Risk List for the Geographic Township of March



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LONGUEUIL	MARCH	MARLBOROUGH
American Eel	American Eel	American Ginseng
American Ginseng	American Ginseng	Bald Eagle
Bank Swallow	Bald Eagle	Bank Swallow
Barn Swallow	Bank Swallow	Barn Swallow
Black Tern	Barn Swallow	Black Tern
Blanding's Turtle	Black Tern	Blanding's Turtle
Bobolink	Blanding's Turtle	Bobolink
Butternut	Bobolink	Bogbean Buckmoth
Canada Warbler	Butternut	Bridle Shiner
Channel Darter	Canada Warbler	Butternut
Chimney Swift	Chimney Swift	Chimney Swift
Common Nighthawk	Eastern Meadowlark	Common Nighthawk
Cutlip Minnow	Eastern Musk Turtle	Eastern Meadowlark
Eastern Meadowlark	Eastern Small-footed Myotis	Eastern Musk Turtle
Eastern Musk Turtle	Eastern Whip-poor-will	Eastern Prairie Fringed Orchid
Eastern Ribbonsnake	Eastern Wood-pewee	Eastern Small-footed Myotis
Eastern Small-footed Myotis	Hickorynut	Eastern Whip-poor-will
Eastern Wood Pewee	Horned Grebe	Eastern Wood-pewee
Evening Grosbeak	Lake Sturgeon	Grasshopper Sparrow
Golden Eagle	Least Bittern	King Rail
Hickorynut	Little Brown Myotis	Least Bittern
Lake Sturgeon	Loggerhead Shrike	Little Brown Myotis
Least Bittern	Monarch	Loggerhead Shrike
Little Brown Myotis	Northern Map Turtle	Monarch
Monarch	Northern Myotis	Northern Map Turtle
Northern Map Turtle	Peregrine Falcon	Northern Myotis
Northern Myotis	River Redhorse	Red-headed Woodpecker
River Redhorse	Rusty Blackbird	Snapping Turtle
Rusty Blackbird	Rusty-patched Bumble Bee	Spotted Turtle
Short-eared Owl	Silver Lamprey	Tri-colored Bat
Silver Lamprey	Snapping Turtle	Wood Thrush
Snapping Turtle	Transverse Lady Beetle	Yellow Rail
Spotted Turtle	Tri-colored Bat	
Tri-colored Bat	Wood Thrush	
West Virginia White	Yellow-banded Bumblebee	
Whip poor will		
Wood Thrush		