



Muncaster
Environmental
Planning Inc.

June 10, 2026

Tom and Lois Carroll
1380 Howie Road
Carp, ON
K0A 1L0

Dear Carrolls:

RE: Lands Proposed for Rezoning – 1380 Howie Road
Environmental Impact Study

I have completed an Environmental Impact Study (EIS) for proposed rezoning of approximately 16 hectares in the northwest portion of 1380 Howie Road on the east side of Howie Road in Lot 13, Concession 7 of Huntley Geographic Township in the City of Ottawa (Figure 1). The lands proposed for rezoning have a frontage of approximately 356 metres on Howie Road, with depths ranging between 473 and 486 metres. The lands proposed for rezoning are currently dominated by a storage yard for heavy equipment and material stockpiling, with areas of upland deciduous and mixed forests. The zone will permit the existing storage yard, which is approximately 8.2 hectares. An opaque fence/screen is proposed along the west edge of the storage yard, parallel to Howie Road, and the west half of the south boundary of the lands proposed for rezoning. Existing and additional coniferous plantings will also provide additional screening and some habitat on the site side of the fencing. Recent tree cutting has reduced the size of the upland forests.

Land uses in the vicinity of the site are a combination of rural residential subdivisions to the northeast and southwest and other residences along Howie Road, natural areas including wetlands, and aggregate operations. For the purposes of this report, Howie Road is considered to be in a north-south orientation.

Site Context

The lands proposed for rezoning and adjacent lands are identified as Rural Countryside on Schedule B9 of the City's Official Plan, with a waste disposal site mapped to the north of the lands proposed for rezoning. The on-site forests are part of the City's Natural Heritage System Overlay, as shown on the Schedule C11-A of the Official Plan (see purple line on Figure 1) and are within a Natural Heritage System Linkage Area. A Natural Heritage System Core Area is shown on Schedule C11-A immediately to the north of the lands proposed for rezoning (see dashed purple line on Figure 1). Organic soils are mapped on Schedule C15 in the northwest corner of the lands proposed for rezoning.

The evaluated, but not Provincially significant, Scott Wetland is in the centre portion of the overall site, to the east of the lands proposed for rezoning. The closest Provincially Significant Wetland is part of the Corkery Creek Provincially Significant Wetland approximately 140 metres west of Howie Road. A small area of unevaluated wetlands is mapped on the geoOttawa layer in the northwest corner of the lands proposed for rezoning. A cattail marsh in this area is approximately 0.08 hectares. This area is considered too small and lacks notable features to map as separate wetland community following the guidelines in the Wetland Evaluation System for Southern Ontario, 4th Edition, 2022. No Life Science Areas of Natural and Scientific Interest are on or adjacent to the site, with the east edge of the Corkery Swamp ANSI approximately 2.1 kilometres to the west, west of Corkery Road.

Methodology

As the lands proposed for rezoning contain portions of the Natural Heritage System Overlay and are within a Natural Heritage System Linkage Area and adjacent to the System Core Area, an EIS is required to determine if the current and future activity on the lands proposed for rezoning would have a negative impact on the significant natural features. Potential Protected Species in Ontario utilization, adjacent wetlands, and significant woodlands will also be assessed. This EIS was prepared following the City's EIS Guidelines, with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The field surveys and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-eight years of experience in completing natural environment assessments.

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

The lands proposed for rezoning were reviewed along with other portions of the overall site from 08:15 to 11:50 on July 4th, 2023, under cloudy skies, a light breeze, and an air temperature of 25° C. The lands proposed for rezoning were reviewed in detail on May 23rd, 2026 from 11:10 to 14:20 under cloudy skies, a light to moderate breeze, and an air temperature of 20° C. The lands proposed for rezoning were surveyed by systematically travelling through the lands where stockpiling and tree cutting permitted, and completing associated descriptions of the flora and fauna features.

Existing Conditions

The topography of the lands proposed for rezoning are influenced by historical sand and gravel extraction and current sorting and stockpiling of mostly coarse materials. The east portion of the lands slope to the east towards wetlands to the east of the lands proposed for rezoning. Soils on the lands proposed for rezoning are mapped as a combination of well-drained fine sandy loams and coarser sandy loams (Schut and Wilson, 1987). This description is consistent with the field observations.

1976 aerial photography shows extraction activity in the west portion of the lands proposed for rezoning, with agricultural lands and associated hedgerows in the central and east portions. Over the decades the extent of tree cover increased noticeably in the central and east portions. In the last ten years or so the west and south half of the central portion of the lands proposed for rezoning have been used for sorting and stockpiling of mostly coarse material and storage of heavy equipment. Recent tree cutting is common in the upland forests and is not shown on the 2022 base photography used in Figure 1.

No aquatic habitat potential is mapped or was observed on the lands proposed for rezoning. A dug swale is along the north boundary of the overall site, entering the overall site from the north approximately 42 metres east of the northeast corner of the lands proposed for rezoning.

Upland Poplar – Coniferous Mixed and Poplar Deciduous Forests

The upland forests in the central and east portions of the lands proposed for rezoning are a combination of poplar-coniferous mixed and, where the coniferous coverage is less than 25 percent, poplar deciduous forest (Photos 1 and 2). In addition to the dominant trembling aspen, balsam poplar, white cedar, white pine, white spruce, tamarack, balsam fir, sugar maple, green ash, white ash, and white birch are well represented in areas. The largest trees are white pines up to 60cm diameter at breast height (dbh), with the largest aspen and white spruce in the 35cm – 40cm range. These larger trees were part of the hedgerows between the former fields. The trunks of many of the larger white pine appeared to be damaged at approximately three metres above the ground, perhaps by an insect infestation, and there is no dominant leader above this damage. Windthrow is common in the east portions of the forest and as indicated above recent tree removal is common, including along the north portion of the site (Photo 6). The ash are generally in poor condition from the emerald ash borer, but the conifers appear to be in good condition where wind damage is not present.

As is common in forests on former agricultural fields, the understory is thick with common buckthorn and glossy buckthorn shrubs in many areas. Prickly gooseberry, hawthorn, prickly ash, staghorn sumac, apple, and red raspberry are also present, along with regenerating poplar, ash and maple stems. Much of the ground flora in the upland forests is also reflective of disturbed conditions, including garlic mustard, poison ivy, white bedstraw, Pennsylvania sedge, thicket creeper, wild grape, tall goldenrod, Canada goldenrod, yellow violet, blue violet, and common strawberry. Lady fern, ostrich fern, sensitive fern, and trout lily were also observed.

Cultural Meadow

Small areas of cultural meadows are among the stockpiling and storage areas in the west portion of the lands proposed for rezoning. The meadows are dominated by non-native or aggressive species including wild carrot, tufted vetch, common dandelion, thicket creeper, wild grape, Canada thistle, ox-eye daisy, common mullein, blueweed, common burdock, common milkweed, red clover, Canada goldenrod, field horsetail, colt-s-foot, common strawberry, white-sweet clover, black medic, hoary alyssum, wormseed mustard, common plantain, awnless brome grass, and orchard grass. Red raspberry and blackberry shrubs and regenerating poplar and ash stems are scattered in the meadow habitats.

A 56cm dbh white pine along the south edge of the lands proposed for rezoning appeared to be in good condition (Photo 8 and noted as 'Pw' on Figure 1). Broad-leaved cattail and slender willow are in a small low area in the northwest portion of the lands proposed for rezoning (Photo 3). This approximately 0.08 hectare area without any features of note was considered too small to be mapped as a separate wetland community.

A row of planted white pine, Scot's pine, and white spruce up to 28cm dbh is along the west edge of the lands proposed for rezoning (Photo 4). Most of the plantings appeared to be in good condition except for the Scot's pine with minimal needle coverage on some and yellowing of needles on others.

Cultural Thicket

The open habitats with greater than 25 percent coverage woody vegetation coverage are shown as cultural thickets on Figure 1. These areas are dominated by regenerating poplar stems and common buckthorn shrubs, with prickly ash and red raspberry shrubs also present, along with small ash stems (Photo 5). The ground flora was similar to that observed in the cultural meadow.

Wetland Habitats to the East

Wetland habitat dominates the overall site to the east of the lands proposed for rezoning. The following description is from an earlier report for the overall site:

Much of the wetland habitat is alder thicket swamp or meadow marsh. In addition to the dominant speckled alder, glossy buckthorn is very common in many areas, with slender willow, tamarack, and green ash also present. Ground flora includes purple loosestrife, reed canary grass, fowl manna grass, swamp milkweed, broad-leaved cattail, hemp dogbane, marsh bedstraw, and sensitive fern. Areas of cattail meadow marsh are also present. In addition to broad-leaved cattail, soft-stemmed bulrush, water plantain, hard-stemmed bulrush, spotted jewelweed, sensitive fern, awl-fruited sedge, lake sedge, narrow-leaved goldenrod and fowl manna grass are typical of the flora in the meadow marsh.

Tree and shrub removal has occurred within the wetland and in the wetland setback between the west edge of the wetland and the lands proposed for rezoning.

Wildlife

Wildlife observed on and adjacent to the lands proposed for rezoning on May 23rd included blue jay, mourning dove, American crow, turkey vulture, red-winged blackbird, black-capped chickadee, white-breasted nuthatch, downy woodpecker, tree swallow, yellow warbler, chestnut-sided warbler, black-and-white warbler, song sparrow, white-throated sparrow, swamp sparrow, grey catbird, American robin, scarlet tanager, American goldfinch, grey catbird, white-tailed deer tracks, and red squirrel. The only cavities observed in trees on the lands proposed for rezoning were small woodpecker cavities less than three metres up the trunks. No evidence of raptor utilization was observed. Fissured rock was not observed but remnants of north-south aligned

stone piles are along one of the former hedgerows (Photo 7), approximately 310 metres east of Howie Road allowance (see orange line on Figure 1). These stones could be used by snakes and other wildlife for shelter.



Photo 1 – Typical condition of the on-site upland poplar deciduous forest. This example is in the central-west portion of the lands proposed for rezoning. View looking north



Photo 2 – Upland mixed forest in the northeast portion of the lands proposed for rezoning, with some recent tree removal. View looking north



Photo 3 – Small area of cattails in the northwest corner of the lands proposed for rezoning. View looking northeast to the forest to the north of the site



*Photo 4 – Planted conifers along the west edge of the site, parallel to Howie Road.
View looking north*



Photo 5 – Typical cultural thicket condition along the south edge of the lands proposed for rezoning. View looking east



Photo 6 – Recent tree removal along in the north edge of the lands proposed for rezoning and extending into the wetland setback. View looking east



Photo 7 – Stone piles in the upland deciduous forest in the northeast portion of the lands proposed for rezoning. View looking north



Photo 8 – Mature white pine along the south edge of the lands proposed for rezoning, with position noted on Figure 1. View looking south

Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). Examples of *potential* Significant Wildlife Habitat with respect to the ELC communities and features present on the lands proposed for rezoning are reptile hibernacula in the stone piles, including utilization by snakes and other wildlife and nesting of species of special concern such as eastern wood pewee and wood thrush in the upland deciduous and mixed forests. Note that these reptiles and birds have not been observed on the site and are unlikely given the high level of disturbance on the lands proposed for rezoning and for the bird species a lack of suitable forest interior habitat. Greater areas of forest interior habitat, where these species are more likely to be present, are to the north of the site, west of Howie Road, and in the east portion of the overall site. Wetland habitat for waterfowl stopover or staging areas, or amphibian or turtle habitat are not present on the lands proposed for rezoning but are present to the east, on the overall site. Evidence of colonial nesting bird breeding habitat or other examples of seasonal concentration areas were not observed in the vicinity of the lands proposed for rezoning. No rare or specialized habitat including seeps or springs were noted. The mixed and deciduous forests do not appear to support raptor wintering areas, and old growth forest is not present. Cavity trees greater than 25cm dbh that may support maternity colonies for bats were not noted.

The linkage functions of the general area are reduced by rural residential subdivisions, aggregate operations, and existing site activities but wildlife linkages are likely present on the site, generally from the northwest to the southeast, connecting the Corkery and Manion East Natural Areas. It is important that additional disturbances outside of the lands proposed for rezoning are avoided and rehabilitation measures undertaken to retain as much of the linkage function as possible between these Core Natural Heritage System Areas.

Significant Woodlands

As outlined in Section 5.1 of City of Ottawa (2022b), forests in the rural portion of the City of Ottawa are evaluated using the criteria in Section 7 of the Natural Heritage Reference Manual (OMNR, 2010). For the Ottawa West rural planning area, which includes the site, a contiguous woodland of fifty hectares or greater or with forest interior habitat of at least eight hectares is considered significant. The forests on the lands proposed for rezoning are contiguous with forests north to March Road, and as the break in forest canopy over Howie Road is less than twenty metres to the north of the site, the forests to the west of Howie Road would also be considered contiguous. The total forested area is approximately 84 hectares and the overall contiguous forest would be considered significant woodlands based on the two size criteria. The forests on the lands proposed for rezoning are approximately eight hectares, before recent tree removal, and thus the overall forest would still meet the woodland size criterion for significance if the forests on the rezoning lands were removed. The contiguous forests also provide a water protection function and forests to the north of the site meet the size criterion for forest interior habitat.

The on-site forests provide many ecological functions including local wildlife habitat, a linkage function to adjacent natural areas, and areas of tree cover and associated climate, air quality, wildlife, and nature appreciation benefits.

Protected Species in Ontario

No Protected Species in Ontario were observed during the field surveys, including on or adjacent to the lands proposed for rezoning. The MNR's Make a Map: Natural Heritage Areas website was reviewed on May 21st, 2026. This site allows for a search of Threatened and Endangered species covered by the 2026 *Species Conservation Act* and the Federal *Species at Risk Act*, as well as other species of interest. A search was conducted on the 1 km squares including the lands proposed for severance and adjacent lands (18VR11 - 54, - 55, and - 65). Two Protected Species in Ontario, eastern meadowlark (discussed below) and Blanding's turtle, were identified for these squares, in addition to five species of special of concern: snapping turtle, midland painted turtle (federal only), eastern milksnake (federal only), grasshopper sparrow, eastern wood pewee, and wood thrush (discussed above in the significant wildlife habitat section). The Ontario Reptile and Amphibian Atlas also identified Blanding's turtle and snapping turtle for the overall 10km square 18VR11 that includes the site and general area. Suitable turtle habitat for turtles appears to be present in the wetland habitat in the central portion of the overall site, with the suitable turtle habitat beginning approximately 80 metres east of the lands proposed for rezoning. To protect the wetland habitat and associated wildlife utilization, the east edge of the lands proposed for rezoning are a minimum of 40 metres west of the closest wetland

communities.

The breeding birds listed in the Ontario Breeding Bird Atlas for the 10 km square 18VR11 include bank swallow, eastern meadowlark, and bobolink as threatened Protected Species in Ontario. Bobolink, eastern meadowlark, and grasshopper sparrow utilize larger areas of grasslands, including hayfields. The limited cultural meadow habitats are too small, irregular in shape, lacks interior core habitat, and are too disturbed to represent potential nesting habitat for these grassland species. Barn swallow, now considered a species of special concern, utilizes barns and other structures with open beams for nesting and forages in open areas for flying insects. No suitable structures were observed on the lands proposed for rezoning for barn swallow or chimney swift, which uses open brick chimneys without metal liners. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls. No activity was observed in the stockpiles of material in the west portion of the lands proposed for rezoning. Most of these stockpiles are too coarse or support too much revegetation to be utilized by bank swallows. However, some finer exposed material is on the face of the west portion of the southwest stockpiles though no burrows were observed.

The potential Protected Species in Ontario reported for the City of Ottawa were also reviewed, with an emphasis on the endangered and threatened species historically reported in the overall City, including butternut, black ash, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, bobolink, eastern meadowlark, bank swallow, Henslow's sparrow, loggerhead shrike, bald eagle, cerulean warbler, golden eagle, least bittern, Hudsonian godwit, lesser yellowlegs, red-headed woodpecker, short-eared owl, eastern red bat, hoary bat, silver-haired bat, little brown myotis, northern long-eared bat, olive hickorynut, eastern cougar, common gray fox, lake sturgeon, and American eel. The habitat requirements of these species along with those listed as special concern were reviewed. Based on the conditions of the proposed building area and adjacent lands, the potential Protected Species in Ontario most likely to occur on the lands proposed for rezoning are butternut, black ash, and bank swallow. These protected species were not observed on the lands proposed for rezoning.

Impact Analysis and Recommendations

Natural heritage features, as identified in the Provincial Planning Statement and OMNR (2010), observed on or adjacent to the lands proposed for rezoning include significant woodlands, potential fish habitat in the channels in and leading to the wetland habitat to the east of the lands proposed for rezoning, and potential significant wildlife habitat associated with the upland forests. The on-site forests within the lands proposed for rezoning were approximately eight hectares in 2022, representing approximately ten percent of the overall contiguous forest to the north and west, west of Howie Road. Thus, the overall forest will continue to function as significant woodlands if the on-site forests are removed in-part or completely. Due to on-site breaks in the forest canopy and to the north and east of the forests in the central and east portions of the lands proposed for rezoning, there is limited forest interior habitat along the north edge of the site and immediately to the north of the site. Removal of the on-site forests would result in removal of approximately 1.3 hectares of forest interior habitat. This is a small amount of interior habitat and would not impact the significance of the interior habitat in the overall

contiguous forest. This forest interior habitat has likely already been lost due to the tree cutting since 2022.

The wetlands to the east include the Scott Wetland Complex which was historically evaluated and determined to be non-provincially significant. However, wetland habitat is present and should be protected. The closest channel and wetland habitat is more than forty metres east of the east boundary of the lands proposed for rezoning. No further tree removal should occur within this setback and plantings of native trees and shrubs, as described below should be completed to increase the diversity of woody vegetation in the setback. Due to the distance from the east edge of the lands proposed for rezoning to the channel and wetlands and extent of woody vegetation, no impacts are anticipated on the features to the east provided the functions of the setback are maintained and enhanced.

Disturbances to the on-site upland forests and associated bird nesting and potential wildlife utilization of the stone piles can be mitigated as required through proper timing of the vegetation removal and alterations to the stone piles, as detailed below.

The mature white pine (Figure 1, Photo 8) in the southwest portion of the lands proposed for rezoning should be retained and protected with no disturbances within 5.5 metres of the tree trunk. The plantings along the west boundary of the site, east of Howie Road will be retained, with additional conifer plantings, including replacement of the Scot's pine in poor condition.

In terms of wildland fire potential, the on-site forests contain a coniferous component of less than fifty percent and are thus considered not to have a high or extreme wildland fire risk (MNRF, 2017). Other potential components of a forest which would result in a high wildland fire risk level such as red cedar, ground juniper, jack pine, dead standing conifer trees, and large portions of immature conifer trees (MNRF, 2017) are also not present in the on-site forests.

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

1. Although not planned at this time, the amount of additional tree removal for any future development is to be minimized as much as possible, with future development to focus on already disturbed portions of the rezoned lands;
2. The setback between the lands proposed for rezoning and the wetlands to the east is to be protected from future disturbances, and the buffer function improved with a diversity of replacement plantings of native trees and shrubs. Landscaping is to use only locally appropriate native species, such as those native species listed in this. Examples of suitable native species to be planted in the wetland setback are red maple, tamarack, balsam poplar, narrow-leaved meadowsweet, and native willow species. In the on-site upland habitat sugar maple, red oak, white pine, white source, ninebark, and native Viburnums are examples of recommended native species. For the best planting success,

the plantings should be of local stock and the trees a minimum of 5 cm dbh;

3. Using the above guidelines, following installation of a fence along the north boundary of the lands proposed for rezoning, a band of native trees should be planted, with a minimum width of five metres, to assist in protection for the Natural Heritage System Core Area to the north of the site;
4. Well before any future site alterations, the footprint area of site disturbances and adjacent lands up to 30 metres are to be searched for potential Protected Species in Ontario such as butternut, black ash, bank swallow, and other applicable Protected Species as listed at the time of the future development;
5. Before tree removal, trees should be searched for potential cavities, leaf clusters, and other features that may be used by protected bat species, as well as cavity use by other wildlife. The ideal time for tree removal with potential wildlife cavities is between August 16th and October 15th to protect both breeding birds and overwintering wildlife in cavity trees. Depending on the year, April may also be a suitable time. If winter tree removal is anticipated, surveys should be undertaken ahead of time to determine no overwintering wildlife use in trees with suitable cavities. If no potential wildlife cavities are present, woody vegetation removal is to occur before April 15th or after August 15th for the protection of breeding birds, unless a survey conducted by a qualified biologist within five days of the vegetation removal identifies no breeding activity;
6. Sturdy protective fencing, at least 1.3 metres in height, is recommended around the perimeter of any future work areas to ensure the adjacent vegetation to be retained is not impacted by the future development and to isolate the work area from sensitive wildlife;
7. Most of the material in the stockpiles on the lands proposed for rezoning are too coarse or support too much revegetation to be utilized by bank swallows. However, some finer exposed material is on the face of the west portion of the southwest stockpiles. Although no burrows were observed on this face, it should not be disturbed during the period April 15th to August 15th without an inspection for any nesting activity by a qualified biologist within five days of the proposed disturbance;
8. Where required for any future developments, temporary seepage barriers such as silt fencing, straw bale check dams, and other sediment and erosion control measures will be installed to OPSD requirements in any temporary drainage ditches, around disturbed areas during future developments, and stockpiles of fine material. These control measures must be properly maintained to maximize their function during construction and will be removed at the completion of construction once the site has stabilized. Any dewatering of groundwater is to be properly treated before release. Re-vegetation of exposed, non-developed areas with native species is to be achieved as soon as possible to reduce surface erosion;
9. Where required, disturbances to stone piles are to occur outside of the winter and spring periods to protect wildlife, with the ideal time for removal in August and September. City of Ottawa (2022) contains mitigation measures for the removal of stone piles including retaining a biologist to inspect habitat for occupancy prior to removal during the more sensitive periods, and in cases where occupancy is uncertain, the stone piles are to be disassembled slowly (by hand where possible) to reduce potential impacts and allow wildlife time to relocate;

10. Any turtles or snakes observed in the vicinity of the work area or that may otherwise be in danger are to be safely relocated to the east. Animals should be moved only far enough to ensure their immediate safety and any handling of Protected Species in Ontario during construction for safe relocation purposes should be done by individuals who are properly trained to do so. See Appendix 1 and the links in Section 4 of City of Ottawa (2022) for suggestions on how to effectively relocate turtles and snakes;
11. Outdoor lighting is to be kept to an absolute minimum and not directed away from the site;
12. To discourage wildlife from entering the work areas during any future site alterations, the areas should be kept clear of food wastes and other garbage, and proper drainage provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work area;
13. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the work area prior to any future disturbances. Waste will be managed in accordance with provincial regulations; and,
14. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.

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

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

Conclusion

The generally young upland forests within the lands proposed for rezoning are at the southeast edge of overall contiguous forests that represent significant woodlands. The forests have regenerated on former agricultural land and are disturbed by non-native species in the understorey and ground flora, and recent tree removal. Though there are no plans at this time for additional site alterations, removal of the on-site upland forests would not impact the ability of the overall contiguous off-site forest to represent significant woodlands. Tree removal associated with any future development should be minimized as much as possible and follow the timing restrictions identified above. Any future site alterations should also include an updated search for Protected Species in Ontario, as listed at that time, such as butternut, black ash, and bank swallow.

No wetland communities or channels with potential fish habitat were identified on the lands proposed for rezoning, with a small cattail marsh in the northwest portion too small and lacking significant characteristics to be identified as a separate wetland community.

Any development and operation of a future use on the lands proposed for rezoning is not anticipated to impact the features and functions of the Natural Heritage System Core Area to the north, or the existing on-site linkage functions provided the important mitigation measures in this report are properly implemented. On-site forests within the Natural Heritage System Overlay may be impacted but the overall contiguous forests to the north and west will continue to function as significant woodlands.

This EIS is to be updated if future developments are to take place. The update will include an assessment and conclusions on, based on proper implementation on the recommended mitigation measures, whether the proposed development will have a negative impact, as defined in the Provincial Planning Statement, on the significant natural heritage features and functions of the area, including the Natural Heritage System Core and Linkages Areas.

References

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

City of Ottawa. 2022b. Significant Woodlands - Guidelines for Identification, Evaluation, and Impact Assessment. Revised December, 2022. 31 pp & Append.

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

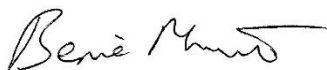
Ontario Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. January, 2015. 38 pp.

Ontario Ministry of Natural Resources and Forestry. 2017. Wildland Fire Assessment and Mitigation Reference Manual in support of the PPS. 46 pp & Append.

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

Please call if you have any questions on this EIS.

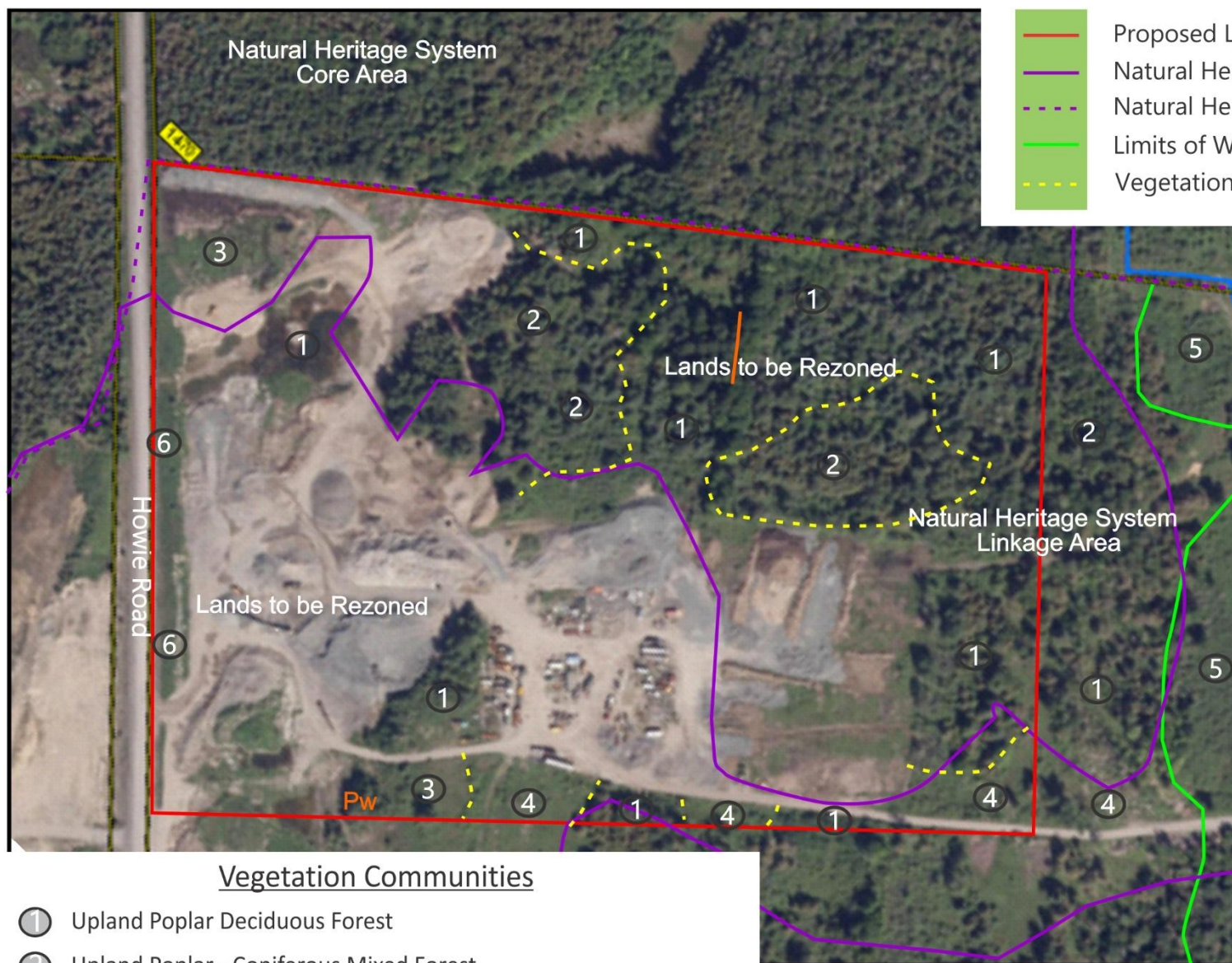
Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.



Bernie Muncaster, M.Sc.

Principal

1380 Howie Road – Northwest EIS



Legend

- Proposed Lands for Rezoning
- Natural Heritage Features Overlay
- Natural Heritage System Core Area
- Limits of Wetlands
- Vegetation Communities

- Pw Mature White Pine (good condition)
- | Remnant Stone Piles

Note - Recent tree removal not shown



Approx. Scale 1:3,500



2022 air photo from geoOttawa

Vegetation Communities

- ① Upland Poplar Deciduous Forest
- ② Upland Poplar - Coniferous Mixed Forest
- ③ Cultural Meadow
- ④ Cultural Thicket
- ⑤ Alder Thicket Swamp
- ⑥ Coniferous Plantings

Figure 1

FILE: 22 - 02

June 4, 2026

Prepared for:

Tom and Lois Carroll

Prepared by:



1380 Howie Road , Lands to be Rezoned
Natural Environment Features

Huntley Geo Township, City of Ottawa