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Minor Environmental Impact Statement
Proposed Zoning By-law and Site Plan Control Application
2835 Old Montreal Road
City of Ottawa, Ontario

GEMTEC Project: 100165.040

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Submitted to:

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2835 Old Montreal Road
Report Subtitle 3
City of Ottawa, Ontario

October 9, 2026
GEMTEC Project: 100165.040

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EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Egis Group to prepare a minor Environmental Impact Statement (EIS) for the approximately 2.41 ha property at 2835 Old Montreal Road in the Village of Cumberland, City of Ottawa, Ontario. The EIS is intended to support applications for a Zoning By-law Amendment and Site Plan Control to permit a new church and associated surface parking, internal drive aisles, pedestrian connections, servicing infrastructure, stormwater management facilities, landscaping, and site works.

The assessment detailed herein included a desktop review of available natural heritage information and a field investigation completed on September 24, 2026. The work characterized the natural and physical setting of the subject property, confirmed vegetation communities, and assessed the potential presence of significant natural heritage features, wildlife habitat, species at risk (SAR), and SAR habitat within the property and adjacent 120 m study area.

The subject property is relatively flat and consists primarily of disturbed mixed meadow on previously cultivated land, with tree cover concentrated along the property perimeter. No provincially significant or local wetlands, significant woodlands, significant valleylands, areas of natural and scientific interest, permanent surface water features, or fish habitat were identified on the subject property. Roadside drainage ditches adjacent to the site were dry and function as drainage infrastructure. Candidate turtle wintering habitat and candidate bald eagle and osprey habitat are associated with the off-site Ottawa River corridor; however, these features are separated from the proposed development by Highway 174, and no impacts are anticipated.

SAR bats may use the property or study area for foraging or non-maternal roosting, although no protected bat habitat or habitat capable of supporting maternity colonies was identified on-site. Bobolink was also identified as a federally listed Species at Risk and migratory bird with potential to occur on-site and within the study area. Potential project effects are limited primarily to vegetation removal, increased impervious area and stormwater generation, short-term erosion or sedimentation, temporary increases in noise generation associated with construction, and minor loss or fragmentation of cultural meadow habitat.

Recommended mitigation includes completing vegetation removal outside the combined bird and bat active season of March 15 to November 30, or undertaking appropriate nest and roost surveys where work within this period is unavoidable; providing SAR awareness training and stop-work procedures to construction personnel; installing and maintaining wildlife-exclusion and erosion and sediment control measures; completing daily pre-work wildlife sweeps; protecting retained trees; managing stormwater quantity and quality through detailed design; and using native species in landscaping. If a SAR is encountered, work should cease and a qualified professional and the Ministry of the Environment, Conservation and Parks should be contacted for direction.

With the avoidance and mitigation measures in Section 7 implemented, impacts to the natural environment are anticipated to be minimal and no significant residual negative impacts to natural heritage features or their ecological functions are anticipated.

The proposed church development is consistent with the natural heritage policies of the Provincial Planning Statement and complies with the applicable natural heritage policies of the City of Ottawa Official Plan and the Village of Cumberland Official Plan.

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1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Egis Group to carry out a minor Environmental Impact Statement (EIS) for the property located at 2835 Old Montreal Road, Part of Lot 12, Concession 1, in the Geographic Township of Cumberland, Village of Cumberland, City of Ottawa, Ontario (hereafter referred to as “the subject property”). The general location of the subject property is illustrated on Figure A.1 in Appendix A.

1.1 Purpose

The proponent, the Archdiocese of Ottawa-Cornwall, is seeking approval for a proposed Zoning By-law Amendment and Site Plan Control for a church development on an approximately 6.8 ha property located at 2835 Old Montreal Road. Based on the City's pre-consultation requirements, a minor EIS (scoped-EIS) is required to assess the potential effects of the proposed development on adjacent natural heritage features, wildlife habitat, and species at risk. The study area is defined as the property boundary and the adjacent lands encompassing an area of 120 m beyond the property boundary. The subject project and the extents of the study area are illustrated on Figure A.2.

1.2 Objective

The 2024 Provincial Planning Statement (MMAH, 2024) states that development and site alteration shall not be permitted within habitats of species at risk, significant wetlands, significant woodlands, or significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Similarly, the Provincial Planning Statement stipulates that development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The objective of this Scoped Environmental Impact Study (EIS) is twofold: 1) to identify and evaluate natural heritage features and ecological functions occurring within the study area; and 2) to assess the potential effects of the proposed development on identified natural heritage features and functions and recommend appropriate mitigation measures, where required, to avoid or minimize adverse impacts and maintain ecological integrity.

To meet these objectives, the Scoped EIS has been completed in accordance with the following provincial and municipal legislation, policies, and guidelines:

- Provincial Planning Statement (MMAH, 2024);
- Species Conservation Act (Ontario, 2025);
- Conservation Authorities Act (Ontario, 1990);
- Natural Heritage Reference Manual (OMNR, 2010);
- City of Ottawa Official Plan (City of Ottawa, 2022);
- Scoped Environmental Impact Statement Form (City of Ottawa, 2023); and

- City of Ottawa Environmental Impact Statement Guidelines (City of Ottawa, 2023).

1.3 Physical Setting

The subject property is located municipally at 2835 Old Montreal Road in the Village of Cumberland, within the City of Ottawa. The approximately 2.41 ha property is situated south of Highway 174 and north of Old Montreal Road. Existing site conditions consist primarily of disturbed early meadow vegetation communities. Recent archaeological investigations have resulted in localized ground disturbance and exposed soils across portions of the site. Tree cover is generally concentrated along the property perimeter, occurring primarily along the northern property boundary and portions of the eastern and western boundaries.

The surrounding landscape is characterized by a mix of institutional, residential, transportation, and natural land uses. Highway 174 forms the northern limit of the broader local area, while residential and village-scale land uses occur to the east and west. The Ottawa River valley corridor and associated natural features occur within the broader surrounding landscape.

1.4 Land Use Context

The subject property is located within the Village of Cumberland in the City of Ottawa. The existing land use designation in the City of Ottawa Official Plan is Village. The property is currently zoned V1E (Village Residential Subzone E) and RC9 (Rural Commercial Subzone 9). Applications for a Zoning By-law Amendment and Site Plan Control approval have been identified to facilitate the proposed church development.

2.0 METHODOLOGY

2.1 Desktop Review

A desktop information gathering exercise was completed to aid in the scoping of field investigations and to gather information relating to natural heritage features which may be present on the subject project or within 1 km of the subject property. An additional component of the desktop review was to assess the potential presence of SAR to occur on the subject property or within the study boundary based on a review of publicly accessible occurrence records, and review of SAR habitat requirements and range maps.

Information regarding the potential presence of natural heritage features and SAR within the vicinity of the site was obtained from the following sources:

- Make a Map: Natural Heritage Areas (OMNRF, 2014a)
- Land Information Ontario (OMNRF, 2011);
- Species at Risk in Ottawa (City of Ottawa, 2026);
- Ontario Geological Survey (OGS, 2019);
- Fisheries and Oceans Canada SAR Maps (DFO, 2019);

- Natural Heritage Information Centre Biodiversity Explorer (OMNRF, 2013);
- Breeding Bird Atlas of Ontario (Cadman et al., 2007);
- Ontario Herpetofaunal Atlas (Oldham and Weller, 2000);
- Wildlife Values Area (OMNRF, 2020a);
- Wildlife Values Site (OMNRF, 2020b);
- Ontario Reptile and Amphibian Atlas (Ontario Nature, 2019); and
- Rideau Valley Conservation Authority (RVCA) GeoPortal (undated).

2.2 Field Investigations

A single field investigation was undertaken to describe in general, the natural and physical setting of the subject property with a focus on natural heritage features and to identify any potential SAR or their habitat that may exist at the subject property.

The field investigation completed in support of this EIS are outlined in Table 2.1 below. Photographs of site features taken during field investigations are provided in Appendix B. Wildlife observed on-site and within the study area during the field investigations completed in in 2026 are summarized in Table C.1 in Appendix C.

Table 2.1 Summary of Field Investigations

Date	Time	Weather	Purpose
September 24, 2026	12:00 – 13:30	20°C, clear skies (0% cloud cover), Beaufort wind 2, no precipitation	Ecological Land Classification

2.2.1 Ecological Land Classification

Vegetation communities on the subject property were delineated during the desktop review stage of this EIS using publicly available air photos and confirmed in the field on September 24, 2026, following the Ecological Land Classification System for Southern Ontario (Lee et al., 2008). Vegetation communities were confirmed in the field by employing the random meander methodology while documenting dominant vegetation species within the various vegetation community forms.

2.3 Data Analysis

An evaluation of the significance of natural heritage features, the sensitivity of identified flora and fauna and the potential impacts posed by the proposed development was undertaken through an analysis of desktop and field investigation data using the approaches and criteria outlined in the following documents:

- Natural Heritage Reference Manual (OMNR, 2010);
- Significant Wildlife Habitat Technical Guide (OMNR, 2000);

- City of Ottawa EIS Guidelines (Ottawa, 2023);
- Significant Wildlife Habitat Ecoregion Criterion Schedules (OMNRF, 2015); and
- Significant Wildlife Habitat Mitigation Support Tool (OMNRF, 2014b).

3.0 EXISTING ENVIRONMENT

3.1 Ecoregion

The site is situated in Ecoregion 6E-11 (Lake Simcoe-Rideau), which extends from Lake Huron in the west to the Ottawa River in the east. The climate of Ecoregion 6E is categorized as humid, high to moderate temperate ecoclimate with a mean annual temperature range between 4.9°C to 7.8°C with annual precipitation ranging between 759 mm to 1,087 mm (Crins et al., 2009).

The eastern portion of the Ecoregion, which the subject property is located, is underlain by glaciomarine deposits as a result of the brief post-glacial incursion of salt water from the Champlain Sea along the St. Lawrence Valley. This Ecoregion falls with Rowe's (1972) Great Lakes-St. Lawrence Forest Region, including its Huron-Ontario and Upper St. Lawrence sections, and a small part of the Middle Ottawa Forest section (Crins et al., 2009).

3.2 Study Area Land Use

The surrounding area has experienced substantial development over time. In 1976, the study area was comprised primarily of agricultural lands with limited rural residential development. By 2002, significant residential growth had occurred within the broader study area, resulting in the establishment of numerous residential subdivisions. Additional residential expansion continued through the 2000s and 2010s. By the mid-2010s, commercial development had also emerged adjacent to the subject property and along the Old Montreal Road corridor, contributing to the transition of the area from a predominantly agricultural landscape to a more urbanized village setting. While agricultural use of the subject property appears to have ceased in the early 2020s, the site remained largely undeveloped and has subsequently undergone natural regeneration, resulting in the early meadow vegetation communities observed during field investigations.

3.3 Landforms, Soils and Bedrock Geology

The topography of the site is relatively flat, with a single dip in topography associated with grading towards Highway 174. The site has a topographical high of 59 mASL throughout most of the site, and a topographical low of 57 mASL along the northern boundary of the site.

One topographical landform, as mapped by Chapman and Putnam (1984) is described on the subject property, Clay plains. The entirety of the study area is mapped within the Ottawa Valley Clay Plains physiographic region.

The Ontario Geological Survey (OGS, 2019) identifies one surficial soil unit on the subject property and is described as massive to well laminated fine-textured glaciomarine deposits consisting silt and clay, minor sand and gravel.

Bedrock on the site is composed of the Ottawa Group, Simcoe Group and Shadow Lake Formation comprised of limestone, dolostone, shale, arkose and sandstone.

3.4 Surface Water, Groundwater and Fish Habitat

A review of publicly available mapping resources and field observations indicate that surface water features within the study area are limited to roadside drainage ditches associated with Old Montreal Road and Highway 174. These features do not occur directly on the subject property but are located adjacent to the site within the surrounding road rights-of-way.

During the field investigations, the roadside ditches were observed to be dry, with no evidence of standing water, flow, aquatic habitat, or hydraulic connectivity to significant watercourses. Based on site observations, these features function as roadside drainage infrastructure intended to convey surface runoff during precipitation and snowmelt events.

No watercourses, wetlands, fish habitat features, or other permanent surface water features were identified on the subject property. As such, aquatic habitat is not considered a constraint to the proposed development.

Groundwater conditions were not assessed as part of this minor EIS. Hydrogeological investigations associated with the proposed development are being undertaken separately and will be submitted under separate cover as part of the development approval process.

3.5 Vegetation Communities

Vegetation communities on-site were characterized by GEMTEC on September 24, 2026, following protocols utilized in the Southern Ontario Ecological Land Classification System (Lee et al., 2008). One vegetation community is described on-site, a mixed meadow. The study area consisted of rural residential, commercial, open agriculture and fencerows, with some forested habitats along the Ottawa River. Table 3.1 below provides a summary of the various vegetation communities identified on-site and the study area, with these communities illustrated on Figure A.3 of Appendix A.

Table 3.1 Vegetation Communities in the Study Area

ELC Type	Description	Size (ha)
Mixed Meadow (MEM)	The entirety of the subject property was occupied by a mixed meadow community. Tree cover occurs primarily off-site, along the boundary of the property. Herbaceous vegetation observed included Virginia copperleaf (*Acalypha virginica*), annual ragweed (*Ambrosia artemisiifolia*), tall fescue (*Schedonorus arundinaceus*), goldenrod (*Solidago spp.*), yellow nutsedge (*Cyperus esculentus*), green bulrush (*Bolboschoenus fluviatilis*), lesser stitchwort (*Stellaria graminea*), common dandelion (*Taraxacum officinale*), heal-all (*Prunella vulgaris*), and New England aster (*Symphyotrichum novae-angliae*).	2.41
Open Agriculture (OA)	Present as patch of neighboring property south of Old Montreal Road are field tat appear to be used for open crop agriculture.	0.8
Fencerow (TAGM5)	Present as a small strip north of the subject property between the northern boundary and Highway 174 is a fencerow community from historical agricultural use.	0.45
Commercial (CVC)	The property neighboring the subject property to the west is occupied by a commercial operation and storefront.	2.14
Rural Residential (CVR_4)	Propertyies neighboring to the east and south of Old Montreal Road are occupied by rural residential structures with manicured outdoor spaces.	2.7
Mixed Forest (FOMM)	A mixed forest was identified off-site, north of Highway 174, occurring along the near shore area of the Ottawa River.	2.2
Transportation (CVI)	Portions of the study area are bisected by Old Montreal Road and Highway 174.	1.26

A tree conservation report was conducted for the property to identify trees to be retained and protected under future development and, where feasible, identify opportunities to offset the loss of trees that cannot be retained or contribute to the City's forest cover targets. Existing tree cover and projected plantings are illustrated on the Site Plan completed by CSV Architects and is provided in Appendix D.

3.6 Wildlife

Wildlife observed on-site and within the study area during field investigations completed in 2026 are summarized in Table C.1 in Appendix C.

4.0 NATURAL HERITAGE FEATURES

Natural heritage features are defined in the PPS as “features and areas, including *significant wetlands, significant coastal wetlands, fish habitat, significant woodlands* south and east of the Canadian Shield, *significant valleylands* south and east of the Canadian shield, *significant habitats of endangered species and threatened species, significant wildlife habitat* and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscape of an area”.

4.1 Provincially Significant and Local Wetlands

As described in the Natural Heritage Reference Manual (OMNR, 2010), wetlands mean “lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface.” While *significant* in regards to wetlands means “an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.” As mentioned in Section 1.2 of this EIS, the PPS dictates “development or site alteration shall not be permitted in significant wetlands in Ecoregion 5E, 6E, 7E”

No provincially significant wetlands were identified during the desktop review, nor were they identified on-site during the field investigations. Furthermore, desktop review through NHIC mapping, City of Ottawa mapping and MVCA mapping indicate that no unevaluated wetland habitat occurs on-site or within the study area.

As no PSW or local wetlands have been identified on-site or within the study area they are not discussed or evaluated further in this EIS.

4.2 Significant Woodlands

Significant woodlands are defined in the Natural Heritage Reference Manual (OMNR, 2010) as “an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.”

At the local scale, significant woodlands are defined and designated by the local planning authority. Generally, most planning authorities have defined significant woodlands as any woodland that contains any of the four criteria listed in Section 7.2 of the natural heritage reference manual (OMNR, 2010), including: woodland size, ecological functions, uncommon characteristics and economic and social functional values. Furthermore, the City of Ottawa provides a supplementary document *Significant Woodland: Guidelines for Identification, Evaluation, and Impact Assessment* (Ottawa, undated) to evaluate woodlands and ensure compliance with the city’s policies.

The City of Ottawa Official Plan defines significant woodlands as “Any treed area meeting the definition of woodlands in the Forestry Act, R.S.O. 1990, c. F.26 or forest in the Ecological Land Classification for Southern Ontario; and in the rural area, meeting any of the criteria in the Natural Heritage Reference Manual, as assessed in a subwatershed planning context and applied in accordance with Council-approved guidelines, where such guidelines exist; or in the urban area, any area 0.8 hectares in size or larger, supporting woodland 60 years of age and older at the time of the evaluation. As the site occurs within the rural area, the criteria from the Natural Heritage Reference Manual will be used to assess significance. As outlined in *Significant Woodlands: Guidelines for Identification, Evaluation and Impact Assessment* (Ottawa, undated), rural area woodlands are to be identified and evaluated using the natural heritage resource manual (OMNR, 2010) criteria.

Table C.2 in Appendix C, presents the screening rationale for significant woodlands applied in this EIS. For comparison of woodland criteria used in Table C.2, it is assumed that the woodland coverage within the planning area (City of Ottawa – Rural Planning Area – Ottawa East Bearbrook) is between 15% and 30% of the land area, therefore the minimum woodland size for determining significance is 20 ha or greater, based on the guidance outlined in the natural heritage reference manual (OMNR, 2010).

Based on a review of screening criteria outlined in the natural heritage reference manual (OMNR, 2010), City of Ottawa Significant Woodland Guidelines, and observations from the field investigation, the mapped woodlands on-site are more reflective of historical agricultural treeline and do not constitute a significant feature. The forested habitat along the Ottawa River north of Highway 174 were considered separately and similarly do not meet the minimum area thresholds for significance across the different assessed functions. As such, significant woodlands are not present on-site or within the study area and they are not discussed or evaluated further in this EIS.

4.3 Significant Valleylands

Valleylands are defined in the natural heritage reference manual (OMNR, 2010) as ‘a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of time”. The identification and evaluation of significant valleys lands in Ontario is based on the recommended criteria from the MNRF and is the responsibility of local planning authorities.

In Southern Ontario, conservation authorities have identified valleylands as part of their regulation mapping (i.e., floodplain mapping); however, where valleys lands have not been defined, their physical boundaries are generally determined as the ‘top-of-bank’ or ‘top-of-slope’ associated with a watercourse. For less well-defined valleys, the physical boundary may be defined by riparian vegetation, flooding hazard limits, ordinary high water marks or the width of the stream meander belt (OMNR, 2010).

As discussed in Section 3.2, the site is relatively flat, and no valleylands were identified on-site during the desktop review or the field investigations. As such significant valleylands are not discussed or evaluated further in this EIS.

4.4 1:100 Year Floodplain

A review of available floodplain mapping indicates that the mapped 1:100 year floodplain is located north of Highway 174 and does not extend onto the subject property. The proposed development is situated south of Highway 174 and outside of the mapped floodplain limits.

Given the separation distance between the subject property and the mapped floodplain boundary, no direct or indirect impacts to the floodplain are anticipated. Furthermore, no components of the proposed development, including grading, servicing, parking areas, or buildings, are proposed within the mapped 1:100 year floodplain. As such, the proposed development is not expected to affect flood storage, flood conveyance, or the overall function of the floodplain.

Based on the available mapping and the location of the proposed works, the 1:100 year floodplain is not considered a constraint to the proposed development and are not discussed or evaluated further in this EIS.

4.5 Significant Areas of Natural and Scientific Interest

The MNRF identifies two types of areas of natural and scientific interest (ANSI) in Ontario: life sciences ANSIs typically represent significant segments of Ontario's biodiversity and natural landscapes, while earth science ANSIs typically represent significant examples of bedrock, fossils or landforms in Ontario (OMNR, 2010).

No ANSI have been identified on-site or adjacent to the site during the desktop review or during field investigations. Therefore, ANSI are not discussed or evaluated further in this EIS.

4.6 Significant Wildlife Habitat

The natural heritage reference manual (OMNR, 2010), in combination with the significant wildlife habitat technical guide (MNRF, 2000) and the significant wildlife habitat ecoregion criterion schedules (MNRF, 2015) were used to identify and evaluated potential significant wildlife habitat on-site. The significant wildlife habitat is broadly categorized as habitats of seasonal concentration of animals, rare vegetation communities, specialized habitats for wildlife, habitats of species of conservation concern and animal movement corridors. Table C.3, C.4, C.5 and C.6 in Appendix C, provide the screening rationale for each category of significant wildlife habitat, respectively.

4.6.1 Habitats of Seasonal Concentrations of Animals

Seasonal concentration areas are habitats where large numbers of species congregate at one particular time of the year. The significant wildlife habitat technical guides (OMNR, 2000) and

significant wildlife habitat ecoregion criterion schedules (OMNRF, 2015a) identify 12 types of seasonal concentration habitats that may be considered significant wildlife habitat. These 12 types of seasonal habitat are presented in Table C.3 in Appendix C, including a brief description of the rationale as to why they are or are not assessed further in this EIS.

Following review of Table C.3 in Appendix C, one habitats of seasonal concentrations of animals have been identified on-site, *candidate* turtle wintering area SWH.

4.6.1.1 *Candidate* Turtle Wintering Area

Candidate turtle wintering area SWH was identified off-site Ottawa River. The permanent open water and water depths within this aquatic habitat may provide suitable overwintering habitat.

Turtle wintering area SWH may be identified as permanent water bodies, large wetlands and bogs or fens with adequate dissolved oxygen, water deep enough to avoid freezing and have soft mud substrates (OMNRF, 2015). Defining criteria for turtle wintering area SWH in ecoregion 6E is the presence of 5 or more over-wintering midland painted turtles (*Chrysemys picta marginata*), or 1 or more northern map turtle (*Graptemys geographica*) or snapping turtle (*Chelydra serpentina*).

Targeted basking turtle surveys were not completed as part of this scope of work. While the Ottawa River is presumed to provide candidate turtle wintering habitat, the river was not directly accessible during the site investigation and could not be field verified. Given that suitable turtle wintering habitat is limited to the Ottawa River and considering the separation distance from the proposed development and the presence of Highway 174 as an existing barrier, no impacts to candidate turtle wintering habitat are anticipated. As such, candidate turtle wintering area SWH feature is not discussed or evaluated further in this EIS.

4.6.2 Rare Vegetation Communities

Rare vegetation communities in the province are described generally as those with an S1 to S3 ranking by the NHIC, and typically include communities such as sand barrens, alvars, old growth forests, savannahs and tallgrass prairies.

The vegetation communities identified on-site and described in Section 3.4 of this report are not ranked by the NHIC as S1, S2 or S3 and are therefore not considered to be rare vegetation communities.

4.6.3 Specialized Habitats for Wildlife

Specialized wildlife habitats are microhabitats that provide a critical resource to some groups of wildlife. The significant wildlife habitat technical guide (OMNR, 2000), defines eight specialized habitats that may constitute significant wildlife habitat, these eight types of specialized wild habitat are evaluated in Table C.4 in Appendix C.

Following review of Table C.4 in Appendix C, one *candidate* specialized habitat for wildlife is considered present on-site or within the broader study area; *candidate* bald eagle and osprey nesting, foraging and perching habitat.

4.6.3.1 *Candidate* Bald Eagle and Osprey Nesting, Foraging and Perching Habitat

Bald eagle and osprey nesting, foraging and perching habitat provides critically important breeding habitat for two species of raptor. Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water (OMNRF, 2015a). The presence of one or more active nests from species list is considered significant under the defining use criteria (OMNRF, 2015). The area considered to provide SWH is illustrated on Figure A.4 of Appendix A.

Targeted surveys for bald eagle and osprey nesting, perching, and foraging habitat were not completed as part of this scope of work. Suitable habitat is limited to off-site features associated with the Ottawa River corridor and is separated from the Study Area by Highway 174. Given that suitable raptor habitat is limited to the Ottawa River corridor and considering the separation distance from the proposed development and the presence of Highway 174 as an existing barrier, no impacts to candidate bald eagle and osprey habitat are anticipated. As such, candidate bald eagle and osprey SWH feature is not discussed or evaluated further in this EIS.

4.6.4 Habitats of Species of Conservation Concern

Provincial rankings are used by the Natural Heritage Information Centre to set protection priorities for rare species, similar to those described in Section 4.5.2 above for vegetation communities. Provincial rankings (S-ranks), are not legal designations such as those used to define the various protection statuses of species at risk, they are only intended to consider factors within the political boundaries of Ontario that might influence a particular species abundance, distribution or population trend.

Based on the guidance provided in the Significant Wildlife Habitat Ecoregion Criterion Schedules (MNRF, 2015), when a plant or animal element occurrence is recorded for any species with an S-rank of S1 (extremely rare), S2 (very rare), S3 (rare to uncommon) or SH (historically present), the corresponding vegetation ecosite is considered to provide *candidate* habitat for species of conservation concern and further consideration within the EIS is warranted.

The Significant Wildlife Habitat Ecoregion Criterion Schedules (OMNRF, 2015), provides five general habitat types known to support a wide range of species of conservation concern in Ontario. The five general habitat types for Ecoregion 6E-11 are provided in Table C.5 in Appendix C, including a brief rationale as to why they are or are not considered further in this EIS.

Following review of Table C.5 in Appendix C, one habitat of species of conservation concern has been identified on-site, habitat for special concern and rare wildlife species.

Channel Darter

The channel darter (*Percina copelandi*) is a fish species listed as Special Concern under the Species at Risk in Ontario List. A review of NHIC occurrence records indicates that channel darter has been documented within the Ottawa River in the vicinity of the Study Area. While the Ottawa River may provide suitable habitat for this species, the river is located off-site and is separated from the Study Area by Highway 174. Given the separation distance and lack of direct habitat connectivity, impacts to channel darter or its supporting habitat are not anticipated. As such, channel darter is not discussed further in Section 6 of this EIS.

Snapping Turtle

The snapping turtle (*Chelydra serpentina*) is a species of Special Concern in Ontario and is commonly associated with a wide range of aquatic habitats, including wetlands, ponds, lakes, and watercourses. A review of NHIC occurrence records indicates that snapping turtle has been documented within the broader area. While suitable habitat may be present within the Ottawa River and associated off-site aquatic features, these habitats are separated from the Study Area by Highway 174 and lack direct connectivity to the proposed development area. Given the separation distance and existing barrier, impacts to snapping turtle or its habitat are not anticipated. As such, snapping turtle is not discussed further in Section 6 of this EIS.

4.6.5 Animal Movement Corridors

Animal movement corridors are elongated areas used by wildlife to move from one habitat to another and allow for the seasonal migration of animals (OMNRF, 2015). The Significant Wildlife Habitat Ecoregion Criterion Schedules for Ecoregion 6E-11 (OMNRF, 2015), identifies two types of animal movement corridor: amphibian movement corridors and deer movement corridors. As per guidance presented in MNRF, 2015, animal movement corridors should only be identified as significant wildlife habitat when a *confirmed or candidate* significant wildlife habitat has been identified by the MNRF district office or by the regional planning authority.

Following review of Table C.6 in Appendix C, no animal movement corridors have been identified on-site. The MNRF has not identified any animal movement corridors on the publicly available data sets for wildlife values area (OMNRF, 2020a) or wildlife values site (OMNRF, 2020b).

Further to this, a review of the City of Ottawa mapping on Schedule C11 Natural Heritage System (East) and the Natural Landscape Linkage indicates the site is not located within a Natural Heritage System core or linkage area. The site falls within Village boundary mapping. As such, animal movement corridors are not discussed or evaluated further in this EIS.

4.7 Fish Habitat

The protection of fish and fish habitat is a federal responsibility and is administered by the Department of Fisheries and Oceans Canada (DFO). Fish habitat as defined in the Fisheries Act

(Canada, 1985) means, “spawning grounds and nursery, rearing food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.”

When development is unable to avoid resulting in the harmful alteration, disturbance or destruction of fish habitat from typical project impacts such as temperature change, sedimentation, infilling, reduction of nutrient and food supply, etc., an authorization under the Fisheries Act is required for the project to proceed.

A fisheries assessment was not conducted as part of this EIS. As mentioned in Section 3.4, based on observations from the field investigations, due to lack of sufficient water depth, water permanency and lack of flow, it is assumed that the drainage ditches do not provide permanent fish habitat or indirect fish habitat.

Given the absence of fish habitat on the subject property, the separation of the proposed development from the Ottawa River, and the implementation of erosion and sediment control measures during construction, direct impacts to fish habitat are not anticipated. In addition, stormwater management for the proposed development will be addressed through the detailed design process to ensure that post-development runoff quantity and quality are appropriately managed. As such, increases in surface runoff, sediment loading, and contaminant transport resulting from the development are not anticipated to adversely affect downstream aquatic habitats. In consideration of the above, no negative impacts to fish habitat are anticipated as a result of the proposed development.

4.8 Species at Risk

The probability of occurrence for species at risk to occur on-site and within the broader study area was determined through the desktop review stage of this EIS, as described in Section 2.1, and through the multiple field investigations conducted as part of this EIS, outlined in Section 2.2. Table C.7 in Appendix C, provides a summary of all Species at Risk that were considered to have the potential to occur on-site or within the broader study area. The table summarizes each species protection status under the provincial SCA (Ontario, 2025) and the federal SARA (Canada, 2002), their probability of occurrence and a brief rationale of that probability. For birds, their status under the MBCA is provided. Impacts to endangered or threatened protected species determined to have a moderate or high potential to occur on-site or within the broader study area are discussed further in Section 6.

5.0 PROPOSED PROJECT

The proposed project assessed for potential impacts on natural heritage features identified within the study area consists of the development of a new church and associated site infrastructure on the 2.41 ha subject property at 2835 Old Montreal Road. The proposed development includes construction of a place of worship, surface parking areas, internal drive aisles, pedestrian

connections, servicing infrastructure, stormwater management facilities, landscaping, and associated site works. The proposed development is provided on Figure A.5 of Appendix A.

Site preparation and construction activities will include vegetation removal, topsoil stripping, grading, servicing installation, and general landscaping activities required to support the proposed development. The development is proposed within the open, previously cultivated portion of the property, while existing vegetation along the property perimeter will be retained where feasible and protected in accordance with the approved landscape and tree preservation plans. The proposed Site Plan prepared by CSV Architects is provided in Appendix D.

Stormwater management and site servicing have been addressed under separate cover. At a minimum, the proposed strategy will include 80% total suspended solid removal and sufficient attenuation. Similarly, hydrogeological, geotechnical, and engineering considerations associated with the proposed development have been evaluated through supporting technical studies prepared as part of the development approval process.

The objective of this Scoped EIS is to assess the potential effects of the proposed development on identified natural heritage features and ecological functions within the study area and to determine whether appropriate avoidance and mitigation measures can be implemented to ensure that no negative impacts are anticipated.

6.0 IMPACT ASSESSMENT

Potential impacts to natural heritage features on-site and within the broader study area are assessed for direct, indirect and cumulative effects based on the proposed project outlined in Section 5. Natural heritage features identified in Section 4 of this report as present or likely to be present are discussed in the subsections below.

Potential effects to the environment of the site from the proposed development outlined in Section 5 include: an increase in impervious surface, increase in stormwater generation, short-term increases in sedimentation and/or erosion and increased noise generation.

6.1 Species at Risk

6.1.1 Species Conservation Act (Ontario, 2025)

The SCA identifies endangered and threatened species under the Protected Species in Ontario (PSO) list that receive individual and habitat protections. Species of special concern and their habitat are not protected under the SCA. COSSARO maintains SAR designations and assessment for special concern, threatened and endangered species, but only those threatened and endangered species listed in the Protected Species in Ontario list receive protection under the SCA.

The SCA provides habitat definitions for specific species (e.g. black ash), for all other species whose habitat is not specifically outlined in the SCA, the following definition is used:

"'habitat' means:

a) In respect of an animal species:

    i. A dwelling-place such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating, and

    ii. The area immediately around a dwelling place described in subclause (i) above that is essential for the purposes set out in that subclause

b) In respect of a vascular plant species: the critical root zone surroundings a member of the species, and

c) In respect of all other species: an area on which any member of a species directly depends in order to carry on its life processes"

Endangered and threatened species identified in Table C.7 as having a moderate or high potential to occur on-site are discussed in the sub-sections below.

6.1.1.1 Eastern Red Bat

Eastern red bat (*Lasiurus borealis*) is a medium-large sized (typically 10-17 g), insectivorous bat found in Ontario. The fur of an eastern red bat is usually orange, but can vary from yellowish-red to yellowish-grey, with white or white-tipped hairs (COSEWIC, 2023).

The eastern red bat is found throughout Canada (except Prince Edward Island), the United States, and northeast Mexico; with distribution uncommon west of the Western Cordillera. In Ontario, the species occurs throughout Ontario, appearing as far north as James Bay (COSEWIC, 2023).

Eastern red bats overwinter in warmer climates in the southern extent of the Unites States, typically beneath leaf litter (COSEWIC, 2023). In comparison to many other Ontario bat species, they do not overwinter in caves. During the spring and summer months, they typically utilize the foliage of trees and occasionally shrubs for roosting habitat, with a preference for roosting near the edge of the crown and at sufficient heights to prevent access from mammalian predators (COSEWIC, 2023).

Although the forested habitats within the study area are unlikely to meet the requirements to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for eastern red bat to occur on the property, primarily for foraging or non-maternal roosting. Impacts to eastern red bat are primarily associated with

encroachment and increased wildlife-human interaction. Mitigation measures intended to protect eastern red bat from impacts of the proposed development are discussed in Section 7.

6.1.1.2 Eastern Small-footed Myotis

Eastern small-footed myotis (*Myotis leibii*) is the smallest (typically 3-5 g), insectivorous bat found in Ontario. The fur of an eastern small-footed myotis is golden-brown in colour, with a distinct black mask across the face. The eastern small-footed myotis is very similar in appearance to the little brown myotis, and is distinguishable by their small foot and keeled calcar (Fraser, MacKenzie & Davy, 2007).

The eastern small-footed myotis is found throughout eastern North America. In Ontario the species has been observed in the areas sough of Lake Superior across to the Ontario-Quebec border (Humphrey, 2017).

Eastern small-footed myotis overwinter primarily in caves and abandoned mines with low humidity and temperatures and stable microclimates (Humphrey, 2017). In comparison to other Ontario bat species, they are able to tolerate much colder temperatures, drier conditions and draftier locations for hibernating (Humphrey, 2017). During the spring and summer months, they utilize a variety of habitats for roosting, including under rocks or rock outcrops, in buildings, under bridges, or in caves, mines or hollow trees (Ontario, 2019a).

Although the forested habitats within the study area are unlikely to meet the requirements to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for eastern small-footed myotis to occur on the property, primarily for foraging or non-maternal roosting. Impacts to eastern small-footed myotis are primarily associated with encroachment and increased wildlife-human interaction. Mitigation measures intended to protect eastern small-footed myotis from impacts of the proposed development are discussed in Section 7.

6.1.1.3 Hoary Bat

Hoary bat (*Lasiurus cinereus*) is a large (typically 16-38 g), insectivorous bat found in Ontario and is the largest bat found in Canada. The fur of a hoary bat is dense and include a complex mixture of colors, ranging from light to dark brown, and have white tipped hairs on the dorsal and ventral sides (COSEWIC, 2023). The hoary bat is distinguishable by the large size and light yellow-brown fur on the head, throat, and anterior margins of the wings (COSEWIC, 2023).

The hoary bat range spans across all provinces and territories within Canada, all the states within the United States, and has a wide distribution throughout Mexico (COSEWIC, 2023). In Ontario, the hoary bat is found throughout the province, and has been observed north of James Bay (COSEWIC, 2023).

Hoary bats overwinter in warmer climates in the southern extent of the Unites States, typically beneath leaf litter (COSEWIC, 2023). In comparison to many other Ontario bat species, they do not overwinter in caves. During the spring and summer months, they typically utilize the foliage of trees and occasionally shrubs for roosting habitat, with a preference for roosting near the edge of the crown and at sufficient heights to prevent access from mammalian predators (COSEWIC, 2023).

Although the forested habitats within the study area are unlikely to meet the requirements to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for hoary bat to occur on the property, primarily for foraging or non-maternal roosting. Impacts to hoary bat are primarily associated with encroachment and increased wildlife-human interaction. Mitigation measures intended to protect hoary bat from impacts of the proposed development are discussed in Section 7.

6.1.1.4 Little Brown Myotis

Little brown myotis (*Myotis lucifugus*) is a small (typically 4-11 g), insectivorous bat. The fur of a little brown myotis is bi-coloured; fur is a glossy brown with a darker coloured base. The tragus of the little brown myotis is long and thin, with a rounded tip (Fraser, MacKenzie & Davy, 2007).

In Canada, little brown myotis' occur throughout all of the provinces and territories (except Nunavut), with its range extending south through the majority of the United States as well. In Ontario, the little brown myotis is widespread in southern Ontario and has been found as far north as Moose Factory and Favourable Lake (Ontario, 2019b).

Little brown myotis overwinter in caves and abandoned mines, they require highly humid conditions and temperatures that remain above the freezing mark (Ontario, 2019b). During the summer months, maternity colonies are often located in buildings or large-diameter trees. Little brown myotis roost in trees and buildings. Foraging occurs over water and along waterways, forest edges and in gaps in the forest. Open fields and clear-cuts are not typically utilized for foraging (COSEWIC, 2013b).

Although the forested habitats within the study area are unlikely to meet the requirements to support bat maternity colonie, given the availability of habitat and buildings on-site and within the study area, there is a potential for little brown myotis to occur on the property, primarily for foraging or non-maternal roosting. Impacts to little brown myotis are primarily associated with encroachment and increased wildlife-human interaction. Mitigation measures intended to protect little brown myotis from impacts of the proposed development are discussed in Section 7.

6.1.1.5 Silver-haired Bat

Silver-haired bat (*Lasionycteris noctivagans*) is a medium-sized (typically 9-17 g), insectivorous bat. The fur is one of the darkest of all bats in Canada, with black skin membranes and black to dark brown fur (COSEWIC, 2023).

In North America, the silver-haired bat is widely distributed and spans from the southern extent of the Canadian provinces to east-central Mexico (COSEWIC, 2023). In Canada, the distribution spans from coast to coast, but appears to be uncommon in Atlantic Canada. In Ontario, the species occurs throughout Ontario, appearing as far north as James Bay (COSEWIC, 2023).

Silver-haired bats overwinter in mines, rock crevices, trees, and snags across North America, including the United States, the Great Lakes region of Ontario, and in some areas of British Columbia (COSEWIC, 2023). Foraging typically occurs in young and old forests. Silver-haired bat roost primarily under bark and in cavities of trees; however, may occasionally roost on or in buildings (COSEWIC, 2023).

Although the forested habitats within the study area are unlikely to meet the requirements to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for silver-haired bat to occur on the property, primarily for foraging or non-maternal roosting. Impacts to silver-haired bat are primarily associated with encroachment and increased wildlife-human interaction. Mitigation measures intended to protect silver-haired bat from impacts of the proposed development are discussed in Section 7.

6.1.1.6 Tri-colored Bat

Tri-colored bat (*Perimyotis subflavos*) is a small (typically 5-7 g), insectivorous bat. The fur is uniformly coloured on the ventral and dorsal sides, however when parted fur shows three distinct colour bands. The base of the hair is blackish, with a blonde middle and brownish tip. The snout of the tri-coloured bat is also distinct, with swollen bulbous glands present (Fraser, MacKenzie & Davy, 2007).

In Canada, the tri-colored bat has only been recorded in southern parts of Nova Scotia, New Brunswick, Quebec and central Ontario. In Ontario it occurs primarily from the southern edge of Lake Superior across to the Ontario-Quebec border and south (COSEWIC, 2013).

Tri-colored bat overwinter in in caves or mines and have very rigid habitat requirements; they typically roosting the deepest parts where temperatures are the least variable, and have the strongest correlation with humidity levels and warmer temperatures (COSEWIC, 2013). In the spring and summer, tri-colored bat utilize trees, rock crevices and buildings for maternity colonies. Foraging is mainly done over watercourses and streamside vegetation (COSEWIC, 2013).

Although the forested habitats within the study area are unlikely to meet the requirements to support bat maternity colonies, given the availability of habitat and buildings on-site and within

the study area, there is a potential for tri-colored bat to occur on the property, primarily for foraging or non-maternal roosting. Impacts to tri-colored bat are primarily associated with encroachment and increased wildlife-human interaction. Mitigation measures intended to protect tri-colored bat from impacts of the proposed development are discussed in Section 7.

6.1.1.7 Lake Sturgeon

Lake sturgeon (*Acipenser fulvescens*) is a large, long-lived freshwater fish species listed as Threatened under Ontario's Species Conservation Act. In Ontario, lake sturgeon is primarily associated with large river systems and lakes, where it utilizes a variety of aquatic habitats including deep pools, nearshore feeding areas, and spawning habitats characterized by clean cobble, boulder, and bedrock substrates with moderate to swift flow conditions.

Suitable habitat for lake sturgeon is limited within the study area to the Ottawa River. No watercourses, aquatic habitats, or fish habitat features capable of supporting lake sturgeon were identified on the subject property during the field investigation.

Based on the absence of suitable habitat on the subject property and the separation of the proposed development from the Ottawa River and associated aquatic habitats, no negative impacts to lake sturgeon or its habitat are anticipated as a result of the proposed development. As such, the species is not discussed or evaluated further in this EIS.

6.1.2 Species at Risk Act (Canada, 2002)

SARA applies only to species listed on Schedule 1. Endangered and threatened species on Schedule 1 are protected automatically on federally owned lands. The Prohibitions of SARA do not apply to species of special concern. Under the general prohibitions of SARA, it is illegal to

- kill, harm, harass, capture, or take an individual of a species listed in Schedule 1 of SARA as endangered, threatened or extirpated;
- possess, collect, buy, sell or trade an individual of a species listed in Schedule 1 of SARA as endangered, threatened or extirpated; or
- damage or destroy the residence (e.g. nest or den) of one or more individuals of a species listed in Schedule 1 of SARA as endangered, threatened or extirpated, if a recovery strategy has recommended the reintroduction of that extirpated species.

These prohibitions apply to:

- all endangered, threatened and extirpated species listed in Schedule 1 of SARA when found on federal lands in a province, or lands under the authority of the Minister of the Environment or the Parks Canada Agency in a territory;
- all endangered, threatened and extirpated migratory birds listed in Schedule 1 of SARA and protected by the Migratory Birds Convention Act, 1994, anywhere they occur, including private lands, provincial lands and lands within a territory; or

- all endangered, threatened and extirpated aquatic species listed in Schedule 1 of SARA, anywhere they occur, including private lands, provincial lands and lands within a territory.

In addition to the general prohibitions, SARA outlines Critical Habitat for listed species through the development of a recovery strategy or action plan. Critical habitat for SARA Schedule 1 species is automatically protected on federally owned lands. On non-federal lands, the critical habitat protections extend automatically to aquatic species. Critical habitat for non-aquatic Schedule 1 species is not automatically protected on provincially or privately owned lands.

6.1.2.1 Migratory Bird Schedule 1 Species

The following Schedule 1 threatened or endangered species are also listed under the MBCA, and have been identified as having a potential to occur on-site:

- Bobolink

Under SARA regulations, individuals and their nests are protected by the general prohibitions. No critical habitat has been identified for any of the identified species.

6.1.2.2 Aquatic Schedule 1 Species

No aquatic Schedule 1 threatened or endangered species have been identified as having a potential to occur on-site.

6.2 Cumulative Impacts

Potential cumulative impacts associated with the proposed project include a minor increase in storm water generation, minor increases in nutrient loading to adjacent aquatic features, and minor loss and fragmentation of cultural meadow / field habitat.

Cumulative impacts to the natural environment at the site due to increased human presence are expected to be negligible given the existing commercial and industrial development in the surrounding study area of the Village of Cumberland.

Cumulative impacts such as those listed above can be mitigated by implementing the proposed setbacks and recommended mitigation measures outlined in Section 7 below.

7.0 RECOMMENDED AVOIDANCE AND MITIGATION MEASURES

The following avoidance and mitigation measures have been recommended by GEMTEC in order to minimize or eliminate potential environmental impacts identified in Section 6.

7.1 Species at Risk

Based on the findings of the impact assessment in Section 6, the proposed project is not anticipated to result in direct adverse effects to protected species or protected habitat as defined under the Act. As such, registration of project activities in the Species Conservation Registry is not anticipated to be required at this time. Should project design, construction methods, or applicable regulations change, the need for registration or permitting would be re-evaluated.

General mitigation measures anticipated for the protection of species at risk include;

- Vegetation removal should occur outside of the combined wildlife active season, of March 15 – November 30, of any given year, for the protection of bats, turtles, and birds.
- All construction staff working on-site should be provided SAR training to identify species at risk which a potential to occur on-site including SAR bats. Training will also outline the stop work procedures and MECP reporting/consultation prior to resuming work.
- During construction if any SAR is identified on-site, all work should stop and a qualified professional and the MECP should be contacted for next steps. SAR sightings should be reported to the MECP and the NHIC.
- Following construction completion, property owners will be provided with or access to information and awareness packages for SAR that have the potential to occur on the property. Information and awareness packages will include information on species identification, life-history, and habitat use for all species at risk with a potential to occur on-site, including PSO bats. Information packages will also include contact/reporting options to the MECP and NHIC is species are encountered.

Species specific mitigation measures anticipated to be implemented are discussed in the subsections below.

7.1.1 SAR Bats

No protected habitat for SAR bats had been identified on-site given that no forest habitat is present on-site to meet the requirements to support bat maternity colonies. The following species-specific mitigation measures are anticipated at a minimum, and are expected to be implemented to avoid contravention of the SCA:

- As no critical habitat (i.e. overwintering caves or crevasses, or maternity roosts) were identified within the project area, in accordance with MECP best management practices, to protect roosting and foraging bats, any further tree clearing as required shall take place outside of the spring and summer active season (typically March 15 to November 30), when bats are more likely to be using forest habitat.
- Impacts to snag trees, or vegetation removal within the active season will require consultation with the MECP to determine whether a registration or permit maybe required.

7.1.2 Schedule 1 SARA Migratory Birds

Schedule 1 threatened or endangered species listed on the MBCA, receive the protections of the general prohibitions listed in SARA.

To ensure compliance with SARA, the following avoidance measures are provided for the protection of migratory birds:

- Do not kill, harm, harass, capture or take a migratory bird listed in Schedule 1 of SARA as endangered, threatened or extirpated;
- Do not possess, collect, buy, sell or trade a migratory bird listed in Schedule 1 of SARA as endangered, threatened or extirpated; and
- Do no damage or destroy the residence (i.e. nest) or one or more individuals of a migratory bird listed in Schedule 1 of SARA as endangered, threatened.
- Vegetation removal should occur outside of March 15 - November 30 to avoid the key breeding bird period and bat summer active season. The timing windows provides protection of migratory birds, roosting bats and avoids contravention of the Migratory Bird Convention Act and Species Conservation Act. If vegetation clearing activities must take place during the aforementioned timing window than a nest and roost survey shall be conducted by a qualified professional.

7.2 Wildlife

The following avoidance and mitigation measures are provided in effort to minimize impacts to on-site and off-site wildlife:

- Vegetation removal should occur outside of March 15 - November 30 to avoid the key breeding bird period and bat summer active season. The timing windows provides protection of migratory birds, roosting bats and avoids contravention of the Migratory Bird Convention Act and Species Conservation Act. If vegetation clearing activities must take place during the aforementioned timing window than a nest and roost survey shall be conducted by a qualified professional.
- Installation of silt fence barriers around the entire construction envelope to prohibit the emigration of wildlife into the construction area, silt fencing should be checked daily and following each precipitation event.
- Cover all stockpiled material with a geotextile to prevent turtles from nesting in the material between May 1 and August 1 of any year.
- Perform daily pre-work sweeps of the construction area to ensure no species at risk are present and to remove any wildlife from inside the construction area.
- Should any species at risk be discovered throughout the course of the proposed works, the species at risk biologist with the local MECP district shall be contacted immediately

and operations ceased to avoid any negative impacts to species at risk or their habitat until further direction is provided by the MECP.

7.3 Best Practice Measures for Mitigation of Cumulative Impacts

The following best practice measures are provided for the mitigation of cumulative impacts resulting from general construction and development activities;

- To protect trees identified to be retained during construction, the Critical Root Zone (CRZ) should be identified and fenced in accordance with the City of Ottawa Tree Protection Specification for Trees on Development Sites. The CRZ is defined as 10 cm from the base of the tree for every centimetre in diameter of the tree trunk measured at breast height. No construction activity should occur within the fenced protection area. The City Guidelines are provided in Appendix E.
- Maintain as much permeable surface as possible in future development plans to minimize the generation of stormwater runoff.
- Erosion and sediment control measures should be maintained until all disturbed ground has been permanently stabilized.
- Drainage swales should be designed with green infrastructure in mind, implementing bioswale/bioretention functions.
- In effort to offset the effect of vegetation clearing, consideration should be given to landscape planting with native tree species indicative of the Great Lakes – St. Lawrence Forest Region, such as white cedar, white spruce, red maple, and red oak. Space is available post-development within the southern portion of site.

8.0 CONCLUSIONS

The proposed project supported by this minor EIS is the development of a place of worship.

Based on the results of the impact analysis, impacts to the natural environment are anticipated to be minimal. Provided that mitigation measures recommended in Section 7 are implemented as proposed, no significant residual negative impacts are anticipated from the proposed future development.

Following review of the information pertaining to the natural heritage features of the site, the following general conclusions are provided by GEMTEC in regards to the scoped Environmental Impact Statement.

- No significant negative impacts to natural heritage features identified on-site, including surface water features, significant wildlife habitat, and habitats of species at risk, from future place of worship construction are anticipated.

- The proposed project complies with the natural heritage policies of the Provincial Planning Statement.
- The proposed development complies with the natural heritage polices of the City of Ottawa Official Plan and the Village of Cumberland Official Plan.

9.0 LIMITATION OF LIABILITY

This report and the work referred to within it have been undertaken by GEMTEC Consulting Engineers and Scientists Ltd (GEMTEC), prepared for Egis Group and is intended for the exclusive use of Egis Group. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC and Egis Group. Nothing in this report is intended to provide a legal opinion.

The investigation undertaken by GEMTEC with respect to this report and any conclusions or recommendations made in this report reflect the best judgements of GEMTEC based on the site conditions observed during the investigations undertaken at the date(s) identified in the report and on the information available at the time the report was prepared.

This report has been prepared for the application noted and it is based, in part, on visual observations made at the site, all as described in the report. Unless otherwise stated, the findings contained in this report cannot be extrapolated or extended to previous or future site conditions, or portions of the site that were unavailable for direct investigation.

Should new information become available during future work or other studies, GEMTEC should be requested to review the information and, if necessary, re-assess the conclusions presented herein.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Sincerely,

Luca Fiorindi
Junior Biologist

Drew Paulusse, B.Sc.
Senior Biologist

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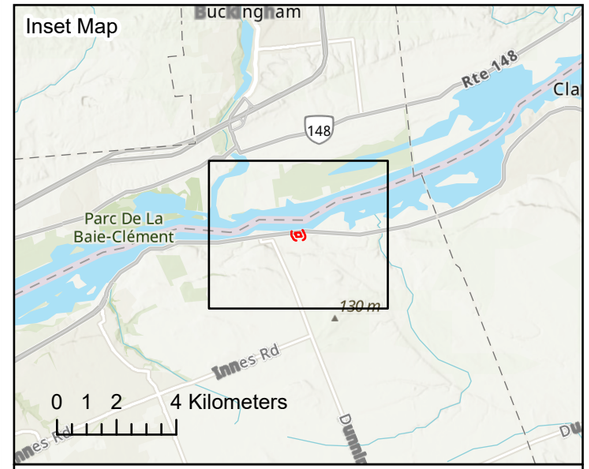
APPENDIX A

Report Figures
Figure A.1 – Site Location
Figure A.2 – Site Layout
Figure A.3 – Vegetation Communities
Figure A.4 – Natural Heritage Features
Figure A.5 – Development Concept



Legend

- Study Area
- Property Boundary



Scale
1:20,000
0 150 300 600 900 1,200 Meters

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ottawa@gemtec.ca

Client:	Project:
Egis Group	100165.040

Location
2835 Old Montreal Road
Ottawa, Ontario

Drwn By:	Chkd By:	
LF	DP	Site Location

Date: October 2026	Rev.	
© Queen's Printer for Ontario	0	Figure: A.1

Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: World Street Map: City of Ottawa, Province of Ontario, Ville de Gatineau, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada
World Topographic Map: Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada



Legend

- Study Area
- Property Boundary
- Waterbody
- 1:100 Year Floodplain

Scale 1:2,000

0 15 30 60 90 120 Meters

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Client: Egis Group	Project: 100165.040
Location: 2835 Old Montreal Road, Ottawa, Ontario	
Drwn By: LF	Chkd By: DP
Site Layout	
Date: October 2026	Rev. 0
Figure: A.2	

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Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: Tiled service layer: © OpenStreetMap (and) contributors, CC-BY-SA
Hybrid Reference Layer: Esri Community Maps Contributors, City of Ottawa, Province of Ontario, Ville de Gatineau, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada



Legend

- Study Area
- Property Boundary
- Waterbody
- 1:100 Year Floodplain
- Ecological Land Classification

Ecological Land Classification Key
MEM - Mixed Meadow
TAGM5 - Fencerow
CVR_4 - Rural Property
CVI - Transportation and Utilities
CVC - Commercial
OAG - Open Agriculture

Scale
1:2,000
0 15 30 60 90 120 Meters

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Client:	Project:
Egis Group	100165.040

Location
2835 Old Montreal Road
Ottawa, Ontario

Drwn By:	Chkd By:	
LF	DP	Vegetation Communities

Date: October 2026	Rev.	
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Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: Tiled service layer: © OpenStreetMap (and) contributors, CC-BY-SA
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Legend

- Study Area
- Property Boundary
- Waterbody
- 1:100 Year Floodplain
- Candidate Bald Eagle and Osprey Habtiat

Scale
1:1,740
0 15 30 60 90 120 Meters

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Client:	Project:
Egis Group	100165.040

Location
2835 Old Montreal Road
Ottawa, Ontario

Drwn By:	Chkd By:	
LF	DP	Natural Heritage Features

Date: October 2026	Rev.	
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Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: Tiled service layer: © OpenStreetMap (and) contributors, CC-BY-SA
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Legend

- Study Area
- Property Boundary
- Waterbody
- 1:100 Year Floodplain

Proposed Development

- Building
- Landscape
- Road and Sidewalk
- Snow Storage

Scale 1:2,000

0 15 30 60 90 120 Meters

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Client: Egis Group	Project: 100165.040
Location: 2835 Old Montreal Road, Ottawa, Ontario	
Drwn By: LF / Chkd By: DP	Proposed Development
Date: October 2026	Rev. 0
© Queen's Printer for Ontario	Figure: A.5

Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: Tiled service layer: © OpenStreetMap (and) contributors, CC-BY-SA
Hybrid Reference Layer: Esri Community Maps Contributors, City of Ottawa, Province of Ontario, Ville de Gatineau, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

APPENDIX B

Site Photographs



Site Photograph 1: Mixed Meadow (MEM)



Site Photograph 2: Mixed Meadow (MEM)



Site Photograph 3: Mixed Meadow (MEM)



Site Photograph 4: Mixed Meadow (MEM)



Site Photograph 5: Mixed Meadow (MEM)



Site Photograph 6: Mixed Meadow (MEM)



Site Photograph 7: Mixed Meadow (MEM)



Site Photograph 8: Mixed Meadow (MEM)

APPENDIX C

Report Summary Tables

TABLE C.1
SUMMARY OF WILDLIFE OBSERVED ON-SITE AND ADJCENT TO SITE

Common Name	Scientific Name	S-Rank	Evidence
Avian Species			
Blue jay	*Cyanocitta cristata*	S5	Heard calling
European starling	*Sturnus vulgaris*	SNA	Heard calling
Field sparrow	*Spizella pusilla*	S4B,S3N	Heard calling
Song sparrow	*Melospiza melodia*	S5	Heard calling
Yellow warbler	*Setophaga petechia*	S5B	Heard calling

Notes:

Subnational Conservation Status Ranks:

S1 - Critically Imperilled, at very high risk of extirpation, very few populations or occurrences or very steep population decline

S2 - Imperiled, at high risk of extirpation, few populations or occurrences or steep population decline

S3 - Vulnerable, at moderate risk of extirpation, relatively few populations or occurrences, recent and widespread population decline

S4 - Apparently Secure, at a family low risk of extirpation, many populations or occurrences, some concern for local population decline

S5 - Secure, at very low or no risk of extirpation, abundant populations or occurrences, little to no concern for population decline

Qualifiers:

S#B - Conservation status refers to the breeding population of the species

S#N -Conservation status refers to the non-breeding population of the species

S#M - Migrant species, conservation status refers to the aggregating transient population of the species

TABLE C.2
SCREENING RATIONALE FOR SIGNIFICANT WOODLANDS

Woodland Criteria	Further Considered in EIS	Rationale
Woodland Size	No	Contiguous woodlands are not present on-site or within the study area. Woodlands on-site are representative of a woodlot inclusion and are not deemed to be contiguous with significant woodland as mapped by the NHIC.
Ecological Functions		
a) Woodland Interior	No	Interior woodlands are not present on-site or within the study area.
b) Proximity	No	Woodlands on-site and within the study area do not meet the planning area minimum area requirements for ecological functions (<5 ha)
c) Linkages	No	Woodlands on-site and within the study area do not meet the planning area minimum area requirements for ecological functions (<5 ha). The features occur within Village mapping on City of Ottawa Schedule C11 - East
d) Water Protection	No	Woodlands on-site and within the study area do not meet the planning area minimum area requirements for ecological functions (<5 ha)
e) Diversity	No	Woodlands on-site are not contiguous and no rare species communities were observed on-site.
Uncommon Characteristics	No	Woodlands on-site are not contiguous and do not exhibit uncommon characteristics.
Economical and Social Functional Values	No	Woodlands on-site are not contiguous and do not contain high productivity in terms of economically valuable products, high social value such as recreational use, identified historical cultural or educational values.

TABLE C.3
SCREENING RATIONALE FOR HABITATS OF SEASONAL CONCENTRATION AREAS

Wildlife Habitat	Further Considered in EIS	Rationale
Winter Deer Yard	No	No significant stands of mast producing trees, no large coniferous forest stands on-site to provide protection and cover from winter elements. As outlined in the Significant Wildlife Habitat Criteria Schedules (OMNRF, 2015) winter deer yards and deer management are an MNRF responsibility. Based on review of publicly available data from the OMNRF on Land Information Ontario Geo-hub, no Stratum I deer yards, Stratum II deer yards, or winter congregation areas have been identified on-site or within the broader study area.
Colonial Bird Nesting Habitat	No	No suitable habitat located on-site or within the study area to support colonial bird nesting.
Waterfowl Stopover and Staging Areas	No	Suitable meadow habitat located on-site or within the study area, however, it is not sufficient to meet the defining use criteria for waterfowl use (i.e. no fields with sheet water).
Shorebird Migratory Stopover Area	No	Shorebird stopover sites are typically well-known and have a long history of use. The site does not contain suitable shoreline habitat for shorebird foraging.
Raptor Wintering Area	No	The site does not contain a suitable mix of forest and upland habitat to meet the defining use criteria for raptor wintering.
Bat Hibernacula	No	Cave and crevice habitat is not present on-site or within the study area.
Bat Maternity Colonies	No	The forested habitats within the study area may provide suitable conditions to support SWH presence. Snag surveys were outside of the scope of this EIS.
Turtle Wintering Area	Yes	The near shore areas of the Ottawa River may provide suitable conditions to support turtle wintering SWH.
Reptile Hibernaculum	No	No structures such as large rock piles, bedrock outcrops, cervices or other karstic features have been identified on-site.
Migratory Butterfly Stopover Area	No	The site is not located within 5 km of Lake Ontario and therefore does not meet the defining criteria.
Landbird Migratory Stopover Area	No	The site is not located within 5 km of Lake Ontario and therefore does not meet the defining criteria.

TABLE C.4
SCREENING RATIONALE FOR SPECIALIZED WILDLIFE HABITATS

Specialized Wildlife Habitat	Further Considered in EIS	Rationale
Waterfowl Nesting Area	No	The site lacks suitable upland habitat adjacent to wetlands necessary to support waterfowl nesting.
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Yes	The forested habitat within the study area north of Highway 174 may support conditions for SWH presence.
Woodland Nesting Raptor Habitat	No	No suitable forested habitat has been identified on-site or within the study area.
Turtle Nesting Habitat	No	While suitable heavily disturbed mineral soils are present on-site, as outlined in the criteria schedules, exposed soils are required to be adjacent (<100 m) or within suitable marsh, shallow water, bog or fen habitats. Exposed soils on site are not within 100 m of any suitable habitat outlined in the criteria schedule.
Seeps and Springs	No	No seeps or springs were identified on-site.
Woodland Amphibian Breeding Habitat	No	No suitable wetland or pond habitat is present on-site to support woodland amphibian breeding habitat.
Wetland Amphibian Breeding Habitat	No	No suitable wetland habitat is present on-site to support wetland amphibian breeding.
Woodland Area-Sensitive Bird Breeding habitat	No	No woodlands of adequate size occur on-site to support woodland area-sensitive bird breeding habitat. Needs large mature forest > 30 ha, with interior habitat at least 200 m from forest edge

TABLE C.5
SCREENING RATIONALE FOR SPECIALIZED WILDLIFE HABITATS

General Habitats of Species of Conservation Concern	Further Considered in EIS	Rationale
Marsh Breeding Bird Habitat	No	No suitable wetlands have been identified on-site or adjacent to site to support marsh breeding bird habitat.
Open Country Breeding Bird Habitat	No	No suitable meadow habitat on-site to support open country bird breeding due to recent (< 5 years) landscaping and maintenance. The field appears to be routinely cut. Further, the contiguous area of field within the study area does not meet the minimum area requirements for significance (> 30 ha)
Shrub/Early Successional Breeding Bird Habitat	No	Candidate early successional breeding bird habitat typically includes fallow fields transitioning to early successional forest habitats that are > 10 ha but have not been actively used for farming. Habitat on-site does not meet the defining use criteria to support shrub/early successional breeding bird habitat.
Terrestrial Crayfish Habitat	No	Terrestrial crayfish are only found within southwestern Ontario (MNRF, 2012).
Special Concern and Rare Wildlife Species	Yes	A review of desktop occurrence data sources, including NHIC, eBird Atlas, iNaturalist, and Ontario HerpAtlas, identified occurrences of channel darter and snapping turtle within the broader area. These species have been carried forward for consideration; however, suitable habitat is limited to off-site aquatic features. American bumblebee, monarch butterfly, and yellow-banded bumblebee have also been carried forward based on the presence of suitable habitat within the Study Area and the recognized underrepresentation of insect observations in available occurrence datasets.

TABLE C.6
SCREENING RATIONALE FOR ANIMAL MOVEMENT CORRIDORS

General Habitats of Species of Conservation Concern	Further Considered in EIS	Rationale
Amphibian Movement Corridor	No	No *confirmed* wetland amphibian breeding habitat has been identified on-site.
Deer Movement Corridor	No	No winter deer yards have been identified on-site by the OMNRF.

TABLE C.7
SCREENING RATIONALE FOR POTENTIAL SPECIES AT RISK ON-SITE OR WITHIN STUDY AREA

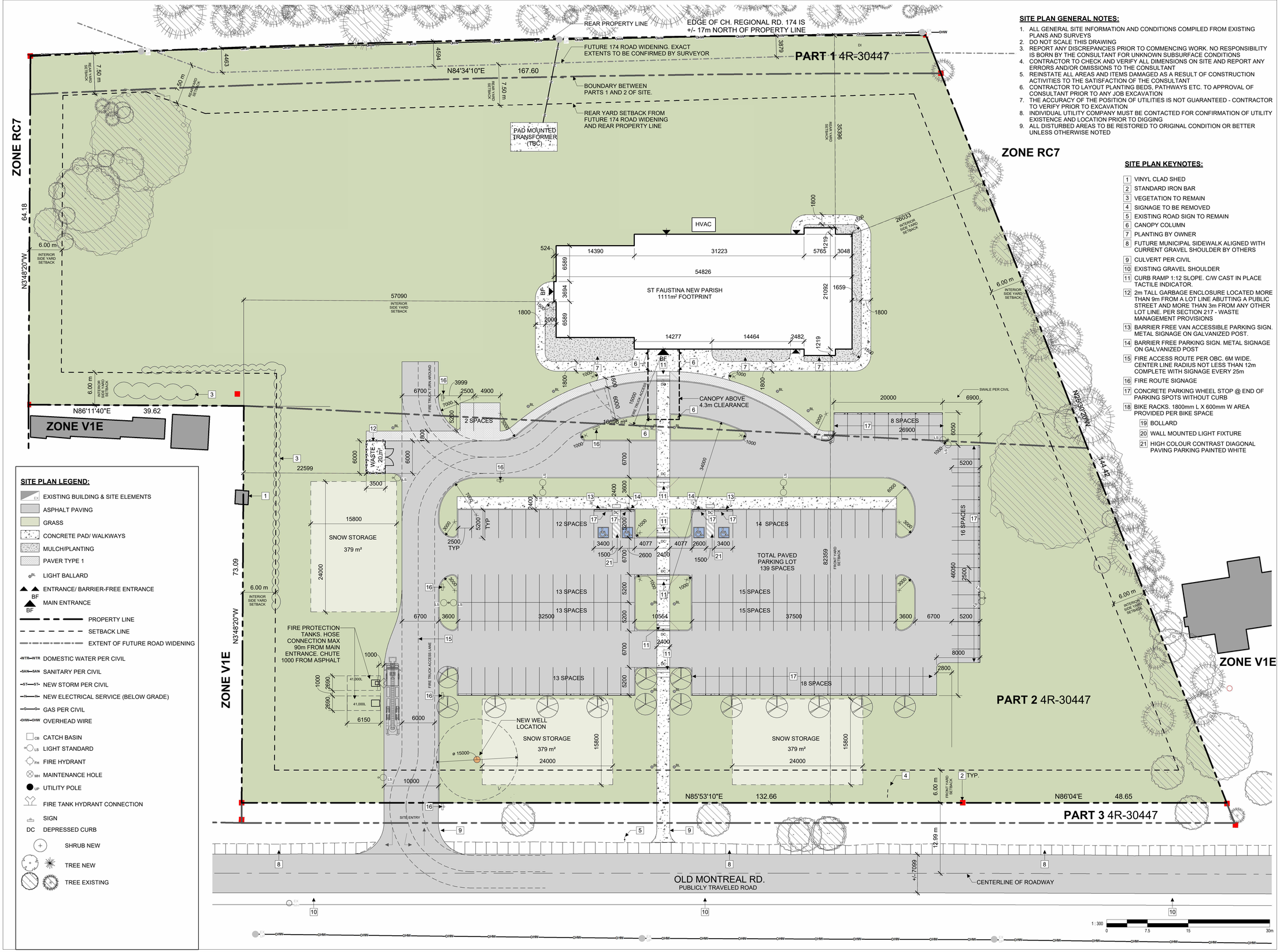
Species	SCA Status (PSO Listing)	COSSARO Status	MBCA	SARA Schedule 1 Status	Habitat Use	Probability of Occurrence On-Site and in Study Area	Rationale
Avian							
Bank Swallow	Not Protected	THR	Yes	THR	Colonial nester, burrows in eroding silt, to sand banks, sand pit walls, etc.	Low	No suitable nesting habitat (eroding sand/silt banks) within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of nesting habitat and nearby occurrence records.
Barn Swallow	Not Protected	SC	Yes	THR	Nests in barns and other semi-open structures. Forages over open fields and meadows.	Low	No suitable foraging or nesting habitat within the project area.. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of active nesting habitat and nearby occurrence records.
Bobolink	Not Protected	THR	Yes	THR	Nests in dense tall grass fields and meadows, low tolerance for woody vegetation.	Moderate	Potentially suitable meadow habtiats within the study area to support species presence. No suitable habitat on-site at the time of the site investigation. NHIC occurrence records for species within 1 km of the project area. Species was not encountered during the breeding bird surveys. Moderate probability reflects suitable habitat within the study area and potential for transient individuals from nearby occurrence data.
Canada Warbler	Not Protected	SC	Yes	THR	Prefers wet forests with dense shrub layers	Low	No suitable habitat (wet forest w dense shrub) for species within the study area. No occurrence data for species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Cerulean Warbler	Not Protected	THR	Yes	END	Prefers mature deciduous forest habitat.	Low	No suitable habitat (mature deciduous forest) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Chimney Swift	Not Protected	THR	Yes	THR	Nests in traditional-style open brick chimneys.	Low	No suitable habitat (chimneys, hollow snags) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Common Nighthawk	Not Protected	SC	Yes	SC	Nests in a variety of open sites: beaches, fields and grave rooftops.	Low	Suitable open habitat (parks, gravel areas) present within the study area for foraging and potential ground nesting. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects lack of confirmed records despite suitable habitat.
Eastern Meadowlark	Not Protected	THR	Yes	THR	Nests and forages in dense tall grass fields and meadows, higher tolerance to woody vegetation.	Low	Potentially suitable meadow habtiats within the study area to support species presence. No suitable habitat on-site at the time of the site investigation. NHIC occurrence records for species within 1 km of the project area. Low probability reflects lack of nearby occurrence data.
Eastern Whip-poor-will	Not Protected	SC	Yes	THR	Nests on the ground in open deciduous or mixed woodlands with little underbrush, and bedrock outcrops.	Low	No suitable breeding habitat (open woodlands w bedrock) within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of nesting habitat and nearby occurrence records.
Eastern Wood-Pewee	Not Protected	SC	Yes	SC	Woodland species, often found near clearings and edge habitat.	Low	Suitable wooded edge habitat within study area for nesting and foraging. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects lack of nearby occurrence records.
Evening Grosbeak	Not Protected	SC	Yes	SC	Nests in trees or large shrubs, preference to large coniferous forests, will use deciduous. Overwinters in Ottawa.	Low	No suitable habitat (large forest tracts) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Golden Eagle	END	END	No	Not Listed	Nests on remote, bedrock cliffs, overlooking large burns, lakes or tundras	Low	No suitable habitat (cliff, lakes) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Golden-winged Warbler	Not Protected	SC	Yes	THR	Ground nesting, edge species. Breeds in successional scrub habitats surrounded by forests.	Low	No suitable habitat (successional scrub w forest) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Grasshopper Sparrow	Not Protected	SC	Yes	SC	Ground-nesting grassland species. Prefers fields with low sparse vegetation on sand, alvars or poor soils.	Low	Suitable habitat (grassland fields) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Henslow's Sparrow	Not Protected	END	Yes	END	Prefers open, moist, tallgrass fields.	Low	No suitable habitat (grassland fields) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Least Bittern	Not Protected	THR	Yes	THR	Prefers marshes, shrub swamps, usually near cattails	Low	No suitable wetland habitat within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Lesser Yellowlegs	THR	THR	Yes	Not Listed	Ottawa Migrant. Breeding is limited to Alaska and northern Canada. During winter and migration uses coastal salt marshes, estuaries and ponds, lakes, freshwater wetlands, anthropogenic wetlands.	Low	No suitable wetland habitat within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Loggerhead Shrike	Not Protected	END	Yes	END	Prefers grazed pastures with short grass and scattered shrubs, especially hawthorn.	Low	No suitable habitat (successional scrub) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Olive-sided Flycatcher	Not Protected	SC	Yes	SC	Forest edge species, forages in open areas from high vantage points in trees.	Low	Suitable wooded edge habitat present within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects lack of confirmed records despite suitable habitat.
Peregrine Falcon	Not Protected	SC	No	Not Listed	Nests on cliffs near water and on more anthropogenic structures such as tall buildings, bridges, and smokestacks.	Low	No suitable habitat (cliffs, open water, tall structures) for species within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Red-headed Woodpecker	Not Protected	END	Yes	END	Prefers open deciduous woodlands, particularly those dominated by oak and beech.	Low	No suitable open woodland habitat within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Rusty Blackbird	Not Protected	SC	No	SC	Wet wooded or shrubby areas (nests at edges of Boreal wetlands)	Low	No suitable wet wooded habitat within the study area. No NHIC or eBird occurrence data for the species within 1 km of the study area. Species breeds primarily in Boreal wetlands; study area is south of typical breeding range. May occur during migration. Low probability reflects location outside primary breeding range and lack of occurrence records.
Short-eared Owl	THR	THR	No	SC	Ground nester, prefers open habitats, fields and marshes.	Low	No suitable habitat (grassland field, marsh) within the study area. No occurrence data for species within 1 km of the study area. Low probability reflects absence of suitable habitat and nearby occurrence records.
Wood Thrush	Not Protected	SC	Yes	THR	Prefers deciduous or mixed woodlands.	Low	Suitable wooded edge habitat within study area for nesting and foraging. No NHIC or eBird occurrence data for the species within 1 km of the study area. Low probability reflects lack of confirmed records despite suitable habitat.
Mammalian							
Eastern Red Bat	END	END	N/A	Not Listed	Roosts in tree foliage; overwinters in leaf litter. Do not roost in anthropogenic structures.	Moderate	Suitable forested edge habitat within the study area. No occurrence data for species within 1 km of the study area. Low detection and search efforts for SAR bats results in being heavily underrepresented in NHIC occurrence data. Based on GEMTECs experience in the region, any wooded vegetation may provide habitat for SAR bats. Moderate probability reflects suitable foraging and roosting habitat on-site.
Eastern small-footed Myotis	END	END	N/A	Not Listed	Roosts in rock crevices, barns and sheds. Overwinters in abandoned mines. Summer habitats are poorly understood in Ontario, elsewhere prefers to roost in open, sunny rocky habitat and occasionally in buildings (Humphrey, 2017).	Moderate	Suitable forested edge habitat within the study area. No occurrence data for species within 1 km of the study area. Low detection and search efforts for SAR bats results in being heavily underrepresented in NHIC occurrence data. Based on GEMTECs experience in the region, any wooded vegetation may provide habitat for SAR bats. Moderate probability reflects suitable foraging and roosting habitat on-site.
Hoary Bat	END	END	N/A	Not Listed	Roosts in tree foliage; overwinters in leaf litter. Do not roost in anthropogenic structures.	Moderate	Suitable forested edge habitat within the study area. No occurrence data for species within 1 km of the study area. Low detection and search efforts for SAR bats results in being heavily underrepresented in NHIC occurrence data. Based on GEMTECs experience in the region, any wooded vegetation may provide habitat for SAR bats. Moderate probability reflects suitable foraging and roosting habitat on-site.
Little Brown Myotis	END	END	N/A	END	Maternal colonies known to use buildings, may also roost in trees during summer. Affinity towards anthropogenic structures for summer roosting habitat and exhibit high site fidelity (Environment Canada, 2015).	Moderate	Suitable forested edge habitat within the study area. No occurrence data for species within 1 km of the study area. Low detection and search efforts for SAR bats results in being heavily underrepresented in NHIC occurrence data. Based on GEMTECs experience in the region, any wooded vegetation may provide habitat for SAR bats. Moderate probability reflects suitable foraging and roosting habitat on-site.
Northern myotis (Northern Long-eared Bat)	END	END	N/A	END	Occurs throughout eastern North America in associated with Boreal forests. Roosts mainly in trees, occasionally anthropogenic structures during summer (Environment Canada, 2015). Overwinters in caves and abandoned mines.	Low	Limited suitable habitat on-site. Species has strong affinity for Boreal forests and rarely roosts in anthropogenic structures. Study area is at southern extent of preferred habitat type. No occurrence data for species within 1 km of the study area. Low probability reflects known range and habitat preferences outside those present on-site
Silver-haired Bat	END	END	N/A	Not Listed	Roosts in tree foliage. Overwinters in in mines, rock crevices, trees, and snags. May use anthropogenic structures for roosting.	Moderate	Suitable forested edge habitat within the study area. No occurrence data for species within 1 km of the study area. Low detection and search efforts for SAR bats results in being heavily underrepresented in NHIC occurrence data. Based on GEMTECs experience in the region, any wooded vegetation may provide habitat for SAR bats. Moderate probability reflects suitable foraging and roosting habitat on-site.
Tri-colored Bat	END	END	N/A	END	Roosts in trees, rock crevices and occasionally buildings during summer. Overwinters in caves and mines.	Moderate	Suitable forested edge habitat within the study area. No occurrence data for species within 1 km of the study area. Low detection and search efforts for SAR bats results in being heavily underrepresented in NHIC occurrence data. Based on GEMTECs experience in the region, any wooded vegetation may provide habitat for SAR bats. Moderate probability reflects suitable foraging and roosting habitat on-site.

TABLE C.7
SCREENING RATIONALE FOR POTENTIAL SPECIES AT RISK ON-SITE OR WITHIN STUDY AREA

Species	SCA Status (PSO Listing)	COSSARO Status	MBCA	SARA Schedule 1 Status	Habitat Use	Probability of Occurrence On-Site and in Study Area	Rationale
Reptilian							
Blanding's Turtle	THR	THR	N/A	END	Inhabits quiet lakes, streams and wetlands with abundant emergent vegetation. Frequently occurs in adjacent upland forests.	Low	Suitable habitat within the study area limited to the Ottawa River of the study area. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects seperation distance from suitable habitat and lack of nearby occurrence records.
Eastern Musk Turtle	Not Protected	SC	N/A	SC	Wetlands. Highly aquatic habitats.	Low	Suitable habitat within the study area limited to the Ottawa River of the study area. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects seperation distance from suitable habitat and lack of nearby occurrence records.
Eastern Ribbonsnake	Not Protected	SC	N/A	SC	Marshy edges of wetlands and watercourses.	Low	The riparian habitat of the Ottawa River within the study area may support species presence. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects lack of potential habitat and nearby occurrence records.
Northern Map Turtle	Not Protected	SC	N/A	SC	Highly aquatic species, found only in lakes and large rivers.	Low	Suitable habitat within the study area limited to the Ottawa River of the study area. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects seperation distance from suitable habitat and lack of nearby occurrence records.
Midland Painted Turtle	Not Protected	Not Listed	N/A	SC	Lakes, ponds, wetlands and slow moving streams with aquatic vegetation and soft substrates	Low	Suitable habitat within the study area limited to the Ottawa River of the study area. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects seperation distance from suitable habitat and lack of nearby occurrence records.
Snapping Turtle	Not Protected	SC	N/A	SC	Highly aquatic species, found in a wide variety of wetlands, water bodies and watercourses.	Moderate	Suitable habitat within the study area limited to the Ottawa River of the study area. NHIC occurrence data for species within 1 km of the project area. Moderate probability reflects nearby occurrence data for species.
Spotted Turtle	END	END	N/A	END	Secretive wetland species.	Low	The study area lacks suitable aquatic habitat to support turtle species presence. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects lack of potential habitat and nearby occurrence records.
Wood Turtle	END	END	N/A	THR	Primarily terrestrial forest species. Associated with clear, gravelly streams.	Low	The study area lacks suitable aquatic habitat to support turtle species presence. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects lack of potential habitat and nearby occurrence records.
Amphibians							
Mudpuppy	Not Protected	SC	N/A	Not Listed	Aquatic, occupies permanent aquatic habitats with a variety of substrates.	Low	Suitable habitat within the study area limited to the Ottawa River of the study area. No NHIC occurrence data for species within 1 km of the project area. Low probability reflects seperation distance from suitable habitat and lack of nearby occurrence records.
Plants							
American Ginseng	THR	THR	N/A	END	Rich, moist, relatively mature deciduous forests.	Low	No suitable habitat within the study area. No occurrence data for species within 1 km of the study area. Low probability reflects a lack of suitable habitat and NHIC records.
Black Ash	END	END	N/A	Not Listed	Predominantly a wetland species, found in swamps, floodplains and fens.	Low	Potentially suitable riparian habitat within the study area to support species presence. No occurrence data for species within 1 km of the study area. Low probability reflects that species was not observed during the site investigation and a lack of NHIC records.
Butternut	END	END	N/A	END	Inhabits a wide range of habitats including upland and lowland deciduous and mixed forests.	Low	Potentially suitable riparian habitat within the study area to support species presence. NHIC occurrence records for the species within 1 km of site. Low probability reflects that species was not observed during the site investigation.
Lichens							
Pale-bellied Frost Lichen	END	END	N/A	END	Grows on the bark of hardwood trees such as white ash, black walnut, American elm and ironwood. Can also be found growing on fence posts and boulders.	Low	Species believed to be extirpated from the study area. Low probability reflects lack of known range overlap.
Fish							
American Eel	END	END	N/A	Not listed	Primarily nocturnal, hiding in soft substrate or submerged vegetation during the day.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Bridle Shiner	Not Protected	SC	N/A	SC	Shallow, slow-moving, and well-vegetated aquatic environments, primarily requiring clear water, dense aquatic plants, and soft organic waterbeds.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Cutlip Minnow	THR	THR	NA	SC	Prefers clear, slow-moving rivers and creeks with rocky or gravel substrates. Males build gravel nests under banks, logs, or near large rocks.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Channel Darter	Not Protected	SC	N/A	SC	Prefers clear water with abundant vegetation over silty or sandy vegetation.	Moderate	Suitable habitat within the study area limited to the Ottawa River. NHIC occurrence data for species within 1 km of study area. Moderate probability reflects nearby occurrence data and suitable habitat within the study area.
Hickorynut	Not Protected	END	N/A	END	Large, deep, wide rivers with moderate to strong water currents and sandy or gravelly bottoms.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Lake Sturgeon	END	END	N/A	Not Listed	Large lakes and rivers. Forages in cool water, 4-9m deep over soft substrates. Spawns in shallower, fast-flowing areas over rocks or gravel.	Moderate	Suitable habitat within the study area limited to the Ottawa River. NHIC occurrence data for species within 1 km of study area. Moderate probability reflects nearby occurrence data and suitable habitat within the study area.
Northern Brook Lamprey	Not Protected	SC	N/A	SC	Prefers shallow areas with warm water. Larvae burrows in soft substrate for up to 7 years.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Northern Sunfish	Not Protected	SC	N/A	SC	Inhabits clear, warm, slow-moving streams and shallow lakes with abundant aquatic vegetation and sand or gravel substrates.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
River Redhorse	Not Protected	SC	N/A	SC	Prefers fast-flowing, clear rivers over rocky substrate	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Silver Lamprey	Not Protected	SC	N/A	SC	Larvae live 4-7 years in burrows, preference to soft substrate.	Low	Suitable habitat within the study area limited to the Ottawa River. No NHIC or DFO occurrence data for species within 1 km of study area. Low probability reflects seperation distance from suitable habitat and a lack of NHIC/DFO records.
Insects							
American Bumble bee	Not Protected	SC	N/A	SC	Inhabits open grasslands, meadows, and agricultural areas. Nests underground in abandoned rodent burrows and forages on a variety of flowering plants.	Moderate	Suitable foraging habitat (meadow habitat) present on-site. No occurrence data for species within 1 km of study area. Insect species are heavily underrepresented in NHIC occurrence data due to low detectability. Moderate probability based on potentially suitable habitat within the study area.
Bogbean Buckmoth	END	END	N/A	END	Preferred food plant is bog bean, present in a variety of wetlands including bogs, swamps and fens.	Low	No suitable habitat within the study area. Preferred food species not recorded in the area. Low probability reflects lack of suitable habitat and NHIC records.
Gypsy Cuckoo Bumble Bee	END	END	N/A	END	Inhabits a wide range of habitats: open meadows, agricultural and urban areas, boreal forests and woodlands.	Low	Currently the only known population is in Pinery Provincial Park. Low probability reflects lack of known range overlap.
Monarch Butterfly	Not Protected	SC	N/A	END	Caterpillars require milkweed plants confined to meadow and open areas. Adult butterflies use more diverse habitat with a variety of wildflowers	Moderate	Suitable foraging habitat (meadow habitat) present within the study arrea. No occurrence data for species within 1 km of study area. Common milkweed observed on-site. Insect species are heavily underrepresented in NHIC occurrence data due to low detectability. Moderate probability based on potentially suitable habitat within the study area.
Mottled Duskywing	END	END	N/A	END	Larval food plant (New Jersey Tea) found in sandy areas and alvars.	Low	Sandy areas and alvars not present in the study area. Low probability reflects lack of specialized habitat.
Nine-spotted Lady Beetle	END	END	N/A	END	Habitat generalist	Low	No recent occurrence reports in the area, thought to be locally extirpated. Low probability reflects lack of known range overlap.
Rapids Clubtail	THR	THR	N/A	END	Inhabits large, clear rivers with fast-moving water and rocky or gravelly substrates. Larvae develop in riffle sections among submerged rocks and debris.	Low	No riparian habitat on-site or within the study area. No occurrence records for species within 1 km of site. Low probability reflects absence of suitable breeding habitat and NHIC records.
Rusty-patched Bumble Bee	END	END	N/A	END	Habitat generalist	Low	Currently the only known population is in Pinery Provincial Park. Low probability reflects lack of known range overlap.
Transverse Lady Beetle	END	END	N/A	SC	Habitat generalist	Low	No new records of Traverse Lady Beetle in Ontario, species thought to be absent in former habitats. Low probability reflects lack of known range overlap.
West Virginia White Butterfly	Not Protected	SC	N/A	Not Listed	Requires mature moist deciduous woods with larval host plant toothwort.	Low	No suitable habitat within the study area. Low probability reflects lack of specialized habitat.
Yellow-banded Bumble Bee	Not Protected	SC	N/A	SC	Habitat generalist; mixed woodlands, variety of open habitat	Moderate	Suitable foraging habitat (meadow habitat) present on-site. NHIC occurrence data for species within 1 km of study area. Insect species are heavily underrepresented in NHIC occurrence data due to low detectability. Moderate probability based on potentially suitable habitat within the study area.

APPENDIX D

Site Plan (CSV Architects, 2026)



SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

1. VINYL CLAD SHED
2. STANDARD IRON BAR
3. VEGETATION TO REMAIN
4. SIGNAGE TO BE REMOVED
5. EXISTING ROAD SIGN TO REMAIN
6. CANOPY COLUMN
7. PLANTING BY OWNER
8. FUTURE MUNICIPAL SIDEWALK ALIGNED WITH CURRENT GRAVEL SHOULDER BY OTHERS
9. CULVERT PER CIVIL
10. EXISTING GRAVEL SHOULDER
11. CURB RAMP 1:12 SLOPE. C/W CAST IN PLACE TACTILE INDICATOR.
12. 2m TALL GARBAGE ENCLOSURE LOCATED MORE THAN 9m FROM A LOT LINE ABUTTING A PUBLIC STREET AND MORE THAN 3m FROM ANY OTHER LOT LINE. PER SECTION 217 - WASTE MANAGEMENT PROVISIONS
13. BARRIER FREE VAN ACCESSIBLE PARKING SIGN. METAL SIGNAGE ON GALVANIZED POST.
14. BARRIER FREE PARKING SIGN. METAL SIGNAGE ON GALVANIZED POST
15. FIRE ACCESS ROUTE PER OBC. 6M WIDE. CENTER LINE RADIUS NOT LESS THAN 12m COMPLETE WITH SIGNAGE EVERY 25m
16. FIRE ROUTE SIGNAGE
17. CONCRETE PARKING WHEEL STOP @ END OF PARKING SPOTS WITHOUT CURB
18. BIKE RACKS. 1800mm L X 600mm W AREA PROVIDED PER BIKE SPACE
19. BOLLARD
20. WALL MOUNTED LIGHT FIXTURE
21. HIGH COLOUR CONTRAST DIAGONAL PAVING PARKING PAINTED WHITE

SITE PLAN LEGEND:

- EXISTING BUILDING & SITE ELEMENTS
- ASPHALT PAVING
- GRASS
- CONCRETE PAD/ WALKWAYS
- MULCH/PLANTING
- PAVER TYPE 1
- LIGHT BALLARD
- ENTRANCE/ BARRIER-FREE ENTRANCE
- MAIN ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXTENT OF FUTURE ROAD WIDENING
- DOMESTIC WATER PER CIVIL
- SANITARY PER CIVIL
- NEW STORM PER CIVIL
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS PER CIVIL
- OVERHEAD WIRE
- CATCH BASIN
- LIGHT STANDARD
- FIRE HYDRANT
- MAINTENANCE HOLE
- UTILITY POLE
- FIRE TANK HYDRANT CONNECTION
- SIGN
- DEPRESSED CURB
- SHRUB NEW
- TREE NEW
- TREE EXISTING

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STAMP

REV	DATE	ISSUE
4	2026.06.03	ISSUED FOR CONSULTANT COORDINATION
2	2026.05.26	ISSUED FOR SPC PRE-CONSULTATION 02
1	2026.05.14	ISSUED FOR CLIENT REVIEW

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

ST. FAUSTINA NEW PARISH

2835 Old Montreal Rd, Cumberland, ON

TITLE

SITE PLAN

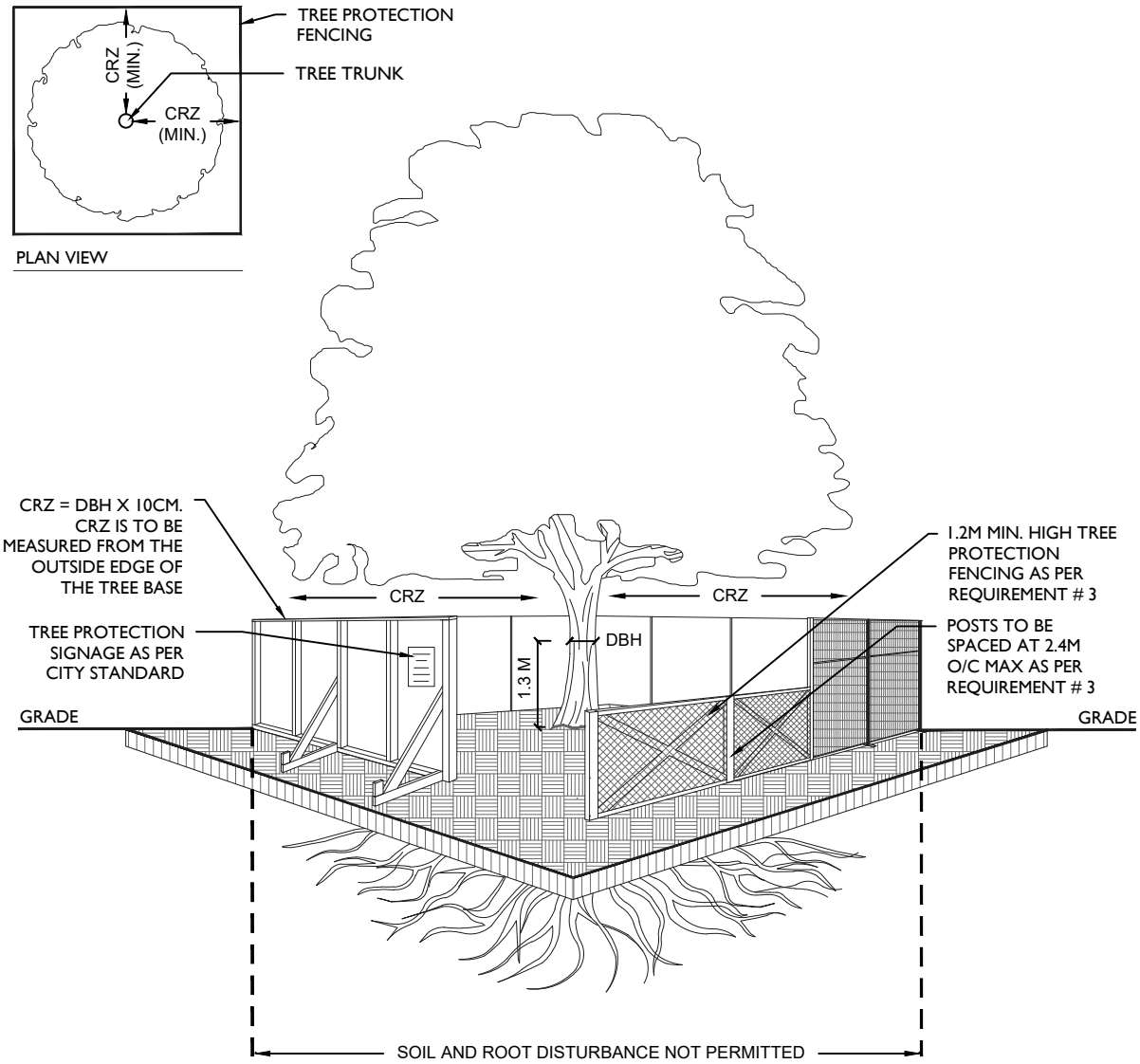
PROJECT NO:	2024-0740
DRAWN:	RR
APPROVED:	CL
SCALE:	1 : 300
DATE PRINTED:	8/31/2026 1:30:37 PM

REV 4

DRAWING NO. A101

APPENDIX E

City of Ottawa Tree Protection Specification



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

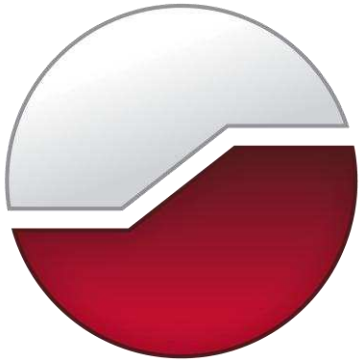
Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

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