



Muncaster  
Environmental  
Planning Inc.

April 24, 2017

Mr. William Kollaard  
Kollaard Associates Inc.  
210 Prescott Street, Unit 1  
Kemptville, Ontario  
K0G 1J0

Dear Mr. Kollaard:

**RE: 6622 Bank Street – Proposed Industrial Development  
CAMM Warehousing and Moving Inc.  
Environmental Impact Statement Update and Tree Conservation Report**

This environmental impact statement (EIS) update and Tree Conservation Report (TCR) addresses a proposed industrial development on the west side of Bank Street, east of Grey's Creek Road and about 1.1 kilometres north of Stone School Road. An initial EIS was completed in September, 2010 for three severances. The current approximately six-hectare site includes the north and central portions of the north severance (6622 Bank Street). The site is in Part of Lot 13, Concession 6 of the Geographic Township of Osgoode, City of Ottawa. A steel tower hydroelectric line runs diagonally from the northwest to the southeast in the southwest corner and along the west edge of the site within a 30.5 metre wide easement.

***Methodology***

This EIS update and TCR was prepared in accordance with Section 4.7.8 of the City of Ottawa Official Plan (2010) following the EIS Guidelines and the Guidelines for City of Ottawa Tree Conservation Report, found at [http://ottawa.ca/en/city\\_hall/planningprojectsreports/planning/dev\\_review\\_process/guide/environmental\\_impact/](http://ottawa.ca/en/city_hall/planningprojectsreports/planning/dev_review_process/guide/environmental_impact/) and [http://ottawa.ca/en/env\\_water/tlg/trees/preservation/guidelines/index.html](http://ottawa.ca/en/env_water/tlg/trees/preservation/guidelines/index.html) respectively, and with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The field surveys and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over twenty-eight years of experience completing natural environment assessments. The purpose of the Tree Conservation Report component is to determine any tree stands that should be retained and protected. It is proposed to remove remaining trees not identified for retention in 2017, after the breeding bird period.

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

A field survey of the overall site was undertaken on August 17<sup>th</sup>, 2010 at 09:00, under a light breeze, partly cloudy skies and an air temperature of 20° C. An update field review of the current site was completed on April 21<sup>st</sup>, 2017, with a light - moderate breeze, cloudy to partly sunny skies and an air temperature of 14° C

### ***Environmental Features***

The approximately six-hectare site is zoned *Rural Heavy Industrial* and designated *General Rural Area* on Schedule A of the City of Ottawa Official Plan. Areas of organic soils are identified on Schedule K to the west of the southwest portion of the site. As shown on Figure 1 at the end of this report, the Schedule L2 overlay indicates portions of the Natural Heritage System to the south, west and northwest portions of the site, but not on the site itself. No drainage features are mapped for the site with, at its closest point, a north-south channel approximately 30 metres to the west of the northwest edge of the site.

The northeast portion of the Osgoode Swamp Natural Area, as identified in the former Region of Ottawa-Carleton's Natural Environment System Strategy (Brownell and Blaney, 1997), is to the west of the site, west of Grey's Creek Road, and to the northwest of the site. A parcel of the Provincially Significant Osgoode Swamp Wetland Complex is within the natural area in the vicinity of the site. At its closest point the Provincially Significant Wetland is approximately 105 metres to the northwest of the site (Figure 1), but approximately 200 metres from the portion of the site proposed for development. There are no Areas of Natural and Scientific Interest in the general vicinity of the site (Brunton, 1992).

The Osgoode Swamp Natural Area is an impressive 2,270 hectares. The natural area was broadly designated to have a high overall significance. A high significance was applied to all the criteria, including landscape attributes, rare vegetation community/landform representation, vegetation community/landform and species diversity, seasonal wildlife concentrations, and hydrological features, with the exception of the condition of natural area criterion, which was considered moderate. The Natural Area summary noted that the Provincially Significant Osgoode Swamp Wetland Complex represented much (approximately 60 percent) of the Natural Area. The majority of the wetland was black ash, red maple and poplar organic swamp forest and white cedar organic swamp forest (Brownell and Blaney, 1997).

### ***Proposed Industrial Development***

The proposed industrial development will include a 2,326 m<sup>2</sup> warehouse and small (191 m<sup>2</sup>) office building for storage and rentals (Figure 2). Areas of gravel around the warehouse will provide access to the rear and adjacent parking. Twenty-eight surface parking spaces will service the office and warehouse. The same general current access location from Bank Street will be used, with some re-grading and strengthening required. A septic system is planned for the northeast portion of the site with a drilled well serving the office and warehouse to the north of the warehouse. Snow storage will be provided to the west and south of the warehouse, with an area of outdoor storage for sea containers in the northwest portion of the site. A chain-link fence will surround the warehouse and access area. Linear stormwater retention ponds will be

along the north, east and south edge of the site. Underground holding tanks south of the access off Bank Street will provide a water supply for firefighting.

### ***Species at Risk and Other Species of Special Interest***

The reports of rare flora species by Brownell and Blaney (1997) that are still considered regionally rare were dominated by wetland plants such as grove meadow grass (*Poa alsodes*), awned sedge (*Carex atherodes*), Virginia (tawny) cotton-grass (*Eriophorum virginicum*), marsh willow-herb (*Epilobium palustre*), bog-rosemary (*Andromeda glaucophylla*), southern arrow-wood (*Viburnum recognitum*) and bog (pale) laurel (*Kalmia polifolia*). None of the above species were identified on the overall site in 2010 and no wetland habitat is on the current site.

The only wildlife species of significance reported for the Osgoode Swamp Natural Area (Brownell and Blaney, 1997) was the white-winged crossbill. This passerine nests in coniferous or mixed forests (Ehrlich et al., 1988). Such forests are present on the overall site but the white-winged crossbill generally requires between 20 and 30 hectares of forest for successful breeding. The forest parcels to the west of the current site are much smaller than this. Interior forest habitat is often defined as habitat greater than 100 metres from a forest edge, requiring a minimum forest width of 200 metres. There was no forest interior habitat on the overall site as the maximum width of forest habitat with a closed canopy is no more than 150 metres. All of the other wildlife species noted by Brownell and Blaney (1997) in the Osgoode Swamp Natural Area are considered *very common in Ontario, demonstrably secure*, except American bittern and Virginia rail which are considered *common in Ontario, apparently secure*. There are no larger stands of cattails or reeds, emergent vegetation or open water on the overall site that would be utilized by these species and there is no wetland habitat on the current site.

On April 10<sup>th</sup>, 2017 the Ministry of the Natural Resources and Forestry's Make a Map: Natural Heritage Areas website was reviewed ([www.giscoeapp.lrc.gov.on.ca/web/MNR/NHLUPS/NaturalHeritage/Viewer/Viewer.html](http://www.giscoeapp.lrc.gov.on.ca/web/MNR/NHLUPS/NaturalHeritage/Viewer/Viewer.html)). This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km squares including the site and adjacent areas (18VR51-80 and - 90 and 18VR50-89 and - 90). One Species at Risk, the endangered butternut, was noted for these squares along with one provincially rare species, awnless graceful sedge, which is predominantly found in aquatic and/or wetland habitats. These species were not observed on or adjacent to the site.

Six Species at Risk, eastern whip-poor-will, chimney swift, barn swallow, bank swallow, eastern meadowlark, and bobolink, are identified for the overall 10 km squares (18VR50 and 51) including the study area in the Ontario Breeding Bird Atlas. Suitable habitat for these species was not observed on the current site. Eastern whip-poor-will requires large wooded areas with open patches, and/or open woodlands or alvar habitats. The woody vegetation growth in the cedar-dominated forests to the west of the site appeared too thick for whip-poor-will use. Eastern meadowlark and bobolink utilize larger grassland areas, with the on-site open habitat too disturbed with vegetation removal, some topsoil stripping and fill placement to represent potential habitat. No barn or bank swallows were observed and no potential structures or other nesting habitats for these species were on the site. Chimney swift utilizes open, un-lined brick

chimneys for nesting. No suitable structures were observed on or adjacent to the site, with the chimneys on the residences to the north vented or screened.

An information request has been submitted to the Ministry of the Natural Resources and Forestry. The potential Species at Risk historically reported for the overall City of Ottawa and their habitat requirements were also reviewed, including butternut, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, Henslow's sparrow, loggerhead shrike, eastern meadowlark, barn swallow, bobolink, eastern whip-poor-will, bald eagle, golden eagle, least bittern, little brown bat, eastern small-footed myotis, northern long-eared bat, olive hickorynut, eastern cougar, lake sturgeon, cerulean warbler, and American eel. Except for butternut, no specific habitat characteristics related to these potential Species at Risk were observed on or adjacent to the site. No cavity trees that could provide bat habitat were noted. No butternut, an endangered Species at Risk but often found in many habitats in eastern Ontario, was observed on or adjacent to the site.

### ***Existing Conditions***

The topography of the overall site is generally level, with a gentle slope to the south. Paleozoic bedrock is mapped as within two metres of the surface throughout the site. No aquatic habitat potential was observed on or adjacent to the site, with no aquatic habitat characteristics associated with the grassed north-south swale to the west. Well-drained stony sandy loams are the dominant soils over the bedrock, however much of the topsoil appears to have been removed and areas of coarse fill are common (Photos 1 and 2). In 2010 these areas were a combination of mowed areas or hayfields. Since then the site has been grubbed. Ground vegetation noted in among and adjacent to the disturbed area included wild carrot, goldenrod, coltsfoot, common strawberry, evening primrose, common mullein, common burdock, blueweed, bull thistle, bird's-foot trefoil, Rugel's plantain, common dandelion, common yarrow, and orchard grass.

A north-south deciduous hedgerow in the east portion of the site in 2010 has been removed. The largest trees were sugar maples up to 40cm diameter at breast height (dbh), with smaller white elm, green ash and trembling aspen also present. An east-west deciduous hedgerow is immediately to the north of the site (Photos 3 and 4). In the east portion closer to Bank Street the trees are smaller and are dominated by basswood and white elm up to 30cm dbh (Photo 3). Smaller trembling aspen and white cedar are also present, along with tartarian honeysuckle shrubs. Many of the trees appear to be in poorer condition with significant bark and limb damage. To the north of the northwest corner of the site the deciduous trees are larger with bur oaks up to 40cm dbh and sugar maples up to 35cm dbh (Photo 4). Ironwoods between 15cm and 20cm dbh are also present. These trees appear to be in better condition.

An intermittent deciduous hedgerow is along the east portion of the south site boundary. White elm, Manitoba maple, green ash, white cedar and weeping willow are the common. The largest trees are Manitoba maples up to 35cm dbh. Many of the ash, Manitoba maple and elm trees showed extensive bark damage and some of the ash stems appeared dead (Photo 5). Common buckthorn and tartarian honeysuckle shrubs were among the trees. A cluster of young white cedar, up to 15cm dbh, is to the west of the intermittent deciduous hedgerow along the south site boundary (Photo 6).

A small area of cultural woodland dominated by trembling aspen is in the northwest corner of the site (Photo 6, Figure 1). The largest trees were poplars and white cedar up to 32cm dbh. White spruce and sugar maple less than 20cm dbh were also noted. Red-osier dogwood shrubs and regenerating white cedar stems were common in the cultural woodland. The only trees on-site that were not near the property boundaries were an 18cm dbh white pine and a 15cm dbh Scot's pine in the south-central portion. Reduced needles and browning of needles were observed on both of these trees. Trees in the forest adjacent to the southwest portion of the site are dominated by white cedars up to 25cm dbh.

Wildlife observations during the April 21<sup>st</sup> survey included chipping sparrow, American crow, black-capped chickadee, American robin, killdeer, northern cardinal, dark-eyed junco, and white-tailed deer pellets. Rock piles were observed immediately to the north of the northwest corner of the site among the deciduous hedgerow.

A variety of land uses are along Bank Street in the vicinity of the site including automobile recyclers, vehicle sales outlets, service centres, storage yards, residences and day care operations.



*Photo 1 – Site looking east to Bank Street from the west portion of the site*





*Photo 2 – South portion of the site looking north from the south-central site edge*



*Photo 3 – East portion of the deciduous hedgerow immediately to the north of the site.  
View looking east to Bank Street*



*Photo 4 – West portion of the deciduous hedgerow immediately to the north of the site.  
View looking east*



*Photo 5 – Many of the trees in the intermittent hedgerow along the east portion of the south site boundary appear to be in poor condition including these white elm (left) and Manitoba maple*





*Photo 6 – Cluster of small white cedar along the south property line  
west of the intermittent deciduous hedgerow*



*Photo 7 – Cultural woodland dominated by poplars and white elm in the northwest corner  
of the site*



### ***Significant Features***

No habitat features of note remain on the site and there are no significant woodlands, significant wetlands or Species at Risk utilization on the site. Remaining forests to the west of the site are dominated by dense white cedar up to 25cm dbh. As there will be no site disturbances within proximity to the north, west or south site peripheries no impacts are anticipated on the critical root zones of the adjacent trees or associated forests. The encroachment of the critical root zones onto the site would be greatest in the north portion of the site, where they would extend a maximum of approximately three metres onto the site. No new forest edge will be created. The proposed development would not impair the features or functions of any significant woodlands that may be in the general vicinity of the site. The minor amount of remaining trees in the northwest and south portions of the site will be retained at this time.

No portions of the significant wetlands are on the site and there is no hydrological connection between the site and the significant wetlands to the northwest. Currently, surface water runoff on the site would evaporate, infiltrate, or sheet drain to the south following the local topography. Post-development the surface runoff will be collected and treated in one of the stormwater retention ponds along the north, east or south sides of the site.

### ***Impact Assessment and Mitigation Measures***

No significant natural heritage features were identified for the site, which has been highly disturbed through some woody vegetation removal and grubbing and filling. Grey's Creek Road to the west of the overall site separates the site from the Osgoode Swamp Natural Area to the west. This portion of the Natural Area has been impacted by the rural residential development along Marcella Drive. Site alterations to the south of the site and Bank Street have also impacted potential connections with portions of the Osgoode Swamp Natural Area to the south of the site.

The significant wetlands to the northwest of the overall site are separated by approximately 105 metres from the northwest corner of the site and the slope of the land on the site is away from these wetlands. The setback from the proposed site development will be greater, in the range of 200 metres. Given the extended distance of the setback and provided standard mitigation measures are properly implemented, it is not anticipated that development and proper operation of the development would have a detectable impact on the Provincially Significant Osgoode Swamp.

There are no planting sensitivities for the site. A row of white spruce will be planted to the west of the stormwater pond west of Bank Street. Other landscaping will be provided west of Bank Street in the vicinity of the office and parking. These plantings will assist in replacing the features and functions of the removed trees. The remaining trees in the northwest portion of the site, in the intermittent hedgerow along the south portion of the site and another hedgerow to the north of the site are to be retained at this time, as shown on the site plan. These trees should be protected, where work is anticipated within 10 metres, with temporary fencing at least 1.3 metres in height installed from the tree trunk a minimum distance of ten times the retained tree's diameter (the critical root zone). Signs, notices or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance, and refueling

or other activities that may cause soil compaction is to occur within three metres of the critical root zone of the trees to be retained and protected. The root system, trunk or branches of the trees to be retained are to be protected and not damaged unless necessary. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the retained trees to the south.

All of the supports and bracing for the protective fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage. Also, since the desired effect of the barrier is to prevent construction traffic from entering the trees' critical root zones, the barrier should be kept in place until all site construction has been completed in the vicinity of the trees.

Many helpful wildlife oriented mitigation measures are detailed in the City's Protocol for Wildlife Protection during Construction (City of Ottawa, 2015). Contractors are to review in detail and understand the City's Protocol for Wildlife Protection during Construction prior to commencement of construction. Listed below are specific mitigation measures associated with the Protocol for Wildlife Protection during Construction (City of Ottawa, 2015).

#### Summary of Mitigation Measures

1. The extent of exposed soils shall be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas shall be achieved as soon as possible;
2. During construction, sediment and erosion control measures will be implemented as required including filtering of pumped groundwater, properly installed and maintained silt fencing and seepage barriers deployed in temporary drainage ditches, until the construction is completed. These control measures must be properly maintained to maximize their function during construction. For example, the silt fencing must be properly keyed in to filter runoff and be maintained as required, including repair of broken panels and removal of accumulated sediment;
3. The contractor is to be aware of potential Species at Risk in the vicinity of the site including barn swallow, bobolink, eastern meadowlark, and butternut. Appendix 1 of City of Ottawa (2015) describes these species. Appendix 1 should be modified for this development project to include the contact information of the project biologist, as applicable. Any Species at Risk sightings are to be immediately reported to the project manager and the Ministry of the Natural Resources and Forestry and activities are to be stopped until further direction is received from the Ministry;
4. As recommended in City of Ottawa (2015), prior to beginning work each day thorough visual inspections of the work space and immediate surroundings are to be completed for wildlife. See Section 2.5 of the City's Protocol for Wildlife Protection during Construction (City of Ottawa, 2015) for additional recommendations on construction site management. Any turtles and snakes in the work area are to be relocated to the Osgoode Swamp Natural Area to the west, west of Grey's Creek Road. Animals should be moved

only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2015) for suggestions on how to effectively relocate turtles and snakes;

5. To protect breeding birds, no tree or shrub removal should occur between April 15<sup>th</sup> and August 15<sup>th</sup> unless a breeding bird survey conducted within five days of the woody vegetation removal identifies no active nests in the trees or shrubs. No stick nests or other evidence of raptor utilization on or adjacent to the site was observed;
6. Trees and shrubs to be retained to the north of the site and any others within 10 metres of further site disturbances are to be protected with sturdy orange construction fencing at least 1.3 metres in height installed from the tree trunk a minimum distance of ten times the retained tree diameter. Additional tree protection measures are provided above;
7. Snow storage is to remain in disturbed portions of the site as shown on the site plan and not to be deposited in such a way that it will impact the trees adjacent to the site;
8. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the site prior to construction; and,
9. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.

### ***Schedule of Proposed Works***

If any woody vegetation is to be removed, the removal is proposed for 2017, after the breeding bird season. As applicable, City of Ottawa staff (Forester – Planning) are to be contacted at least two business days prior to any tree removal so staff have the opportunity to verify that the protective fencing has been properly constructed.

### ***Conclusion***

No significant natural heritage features were identified for the site. The site is dominated by highly disturbed open habitat and no potential aquatic habitat was observed on the site.

Significant wetlands to the northwest are not connected to the site and no impact is anticipated on these wetlands. Remaining forests to the west of the site are young and will not be impacted.

This EIS and TCR concludes that it is the professional opinion of the author that the construction and operation of the proposed industrial development will not have a negative impact, as defined in the Provincial Policy Statement, on the significant natural heritage features and functions of the general area, including the Osgoode Swamp Natural Area and Provincially Significant Wetland, provided the above recommended mitigation measures are properly implemented.



## ***References***

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Brunton, D.F. 1992. Life Science Areas of Natural and Scientific Interest in Site District 6-12. Unpublished Manuscript. 225 pp.

City of Ottawa. 2010. City of Ottawa Official Plan. As adopted by City Council, May, 2003 and Updated 2010. Publication: 1-28. 227 pp & Sched.

City of Ottawa. 2015. Protocol for Wildlife Protection during Construction. August, 2015. 14 pp & Append.

Ehrlich, P. R., D. S. Dobkin and D. Wheye. 1988. The Birder's Handbook. Simon & Schuster Inc., New York, New York. 785 pp.

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

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

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

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



Bernie Muncaster, M.Sc.  
Principal

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2016 Aerial Photography from Google Earth

## Legend

- Site
- Vegetation Communities
- Provincially Significant Wetland
- Natural Heritage System per Schedule L2

## Vegetation Communities

- ① Disturbed land/  
Cultural meadow
- ② Deciduous hedgerow
- ③ Cultural woodland



Approx. Scale 1:4,900

# Figure 1

FILE: 10-07  
April 21, 2017

Prepared for: CAMM Warehousing and Rentals Inc.

Prepared by:



NATURAL ENVIRONMENT FEATURES

6622 BANK STREET  
OSGOODE WARD, CITY of OTTAWA

FIGURE 2 – SITE PLAN of PROPOSED DEVELOPMENT

