Environmental Impact Statement
1618,1622 Roger Stevens Dr.

Initial Report

May 18, 2018

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1.0 INTRODUCTION

This report is an initial, scoped Environmental Impact Statement (EIS) prepared by Kilgour & Associates Ltd. (KAL) on behalf of Invecta Development (Ottawa) Corporation, in support of a proposed redevelopment of 1622 Roger Stevens (the site) to included a gas station and quick service restaurant. The trigger for this EIS is the presence of a significant woodland within 120 m of the site. The EIS must also address the potential for habitat for species-at-risk (SAR) on and adjacent to the site. This EIS does not include a detailed inventory of trees on site the site as the Tree Conservation Report (TCR) will be completed and filed separately. This report identifies important natural heritage features on the site provides the mitigations required both to further study and to protect those features.

2.0 PROPERTY INFORMATION

The site, 1622 Roger Stevens Dr. (North Gower Concession 1 Part Lot 21 RP 5R-4485; Part 1; PIN: 039130135), is a 0.4 ha parcel located in south end of Ottawa (Figure 1). The property currently includes a small, single storey business building (former funeral home) in the centre of the lot and a small wooden house at the rear of the lot. It is zoned RC2. The property is surrounded to the south and west by a larger (3.6 ha) property, 1618 Roger Stevens Dr. (North Gower Concession 1 Part Lot 21 RP RP; 5R3762 Part 3; PIN: 039130134). This adjacent property, zoned DR1, is also owned by the project proponent. The septic system for the proposed development will extend onto this property.

3.0 SITE AND THE NATURAL ENVIRONMENT

3.1 Surface Water, Groundwater and Fish Habitat

Stevens Creek is located along the western edge of 1618 Roger Stevens, 130 m from the site. The 100 year flood plain for the is feature extends to 15 m from the site at the closest point.

3.2 Vegetation and Land Cover

Site land cover is depicted in Figure 1. The site is currently developed with a large paved area, mowed lawns and small number of small/medium sized ornamental trees. The adjacent property, 1618 Roger Stevens, includes mostly mowed lawn. The area immediately behind the site however, i.e. the proposed location of the septic system, includes a small (0.08 ha) patch of deciduous trees. A small conifer plantation and several other rows of deciduous trees occur there as well. KAL Biologist Terry Hams thoroughly searched the site and surrounding spaces on April 19, 2018, and found no Butternut within 50 m of the development area.

Historical air photos from the geoOttawa system show that current areas of mowed grass have been maintained that way since at least 1999. Earlier photos show those areas as being used for crops. There is no evidence that the grassy portions of the site or of 1618 Roger Stevens have been allowed to fallow in many years. Lands directly across the road from site are, and have been, under active agriculture, except for the tended yard around the farm house there.

A broader wooded area occurs 50 m north east of the site on the other side of Roger Stevens Dr. This wooded area constitutes a significant woodland as per the Natural Heritage Reference Manual (MNR 2010) based on its size (14.6 ha) and the presence of riparian forest along a small creek through its eastern portion. The eastern portion also includes 0.4 ha of interior space. Both of these elements are locate more than 300 m from the proposed development area. The western portion of the forest nearest to the development area is the youngest part of the feature, with the 1976 air photo indicating the presence of only thicket scrub there at the time. The current vegetation-cover in the southwest corner of the woodland, as estimated from the roadside view, is a mixed forest community co-dominated by White Pine and Trembling Aspen. Provincial SOLRIS mapping layers not indicate the presence of any old growth or rare vegetation communities anywhere in the woodland feature.

3.3 Species at Risk

KAL filed an info-request with the Kemptville office of the MNRF for a review of their Natural Heritage Information Centre (NHIC) database and internal records associated with the site and the surrounding area, but the response was not yet available at the time of writing this report.

For full due diligence, Table 1 indicates the habitat requirements of species listed under the *Endangered Species Act*, Ontario 2007 (*ESA*) known to be potentially present within the broader area and whether the property may provide significant habitat. The table also includes species that may soon be listed as SAR or that are otherwise noted as potential species of concern.

During a site survey for SAR potential on April 19, 2018, KAL Biologist Terry Hams noted the presence of four nests, likely from Barn Swallows, within a small barn structure located on 1618 Roger Stevens, i.e. behind the site. Spring surveys are required to confirm whether the nests are in fact Barn Swallow nests and whether the will be active again. If they are confirmed to be active Barn Swallow nests, the barn would be a protected structure and swallow feeding habitat would extend, officially, 200 m beyond the barn. The actual feeding area however, would most likely be associated principally with the open areas of 1618 Roger Stevens along Stevens Creek.

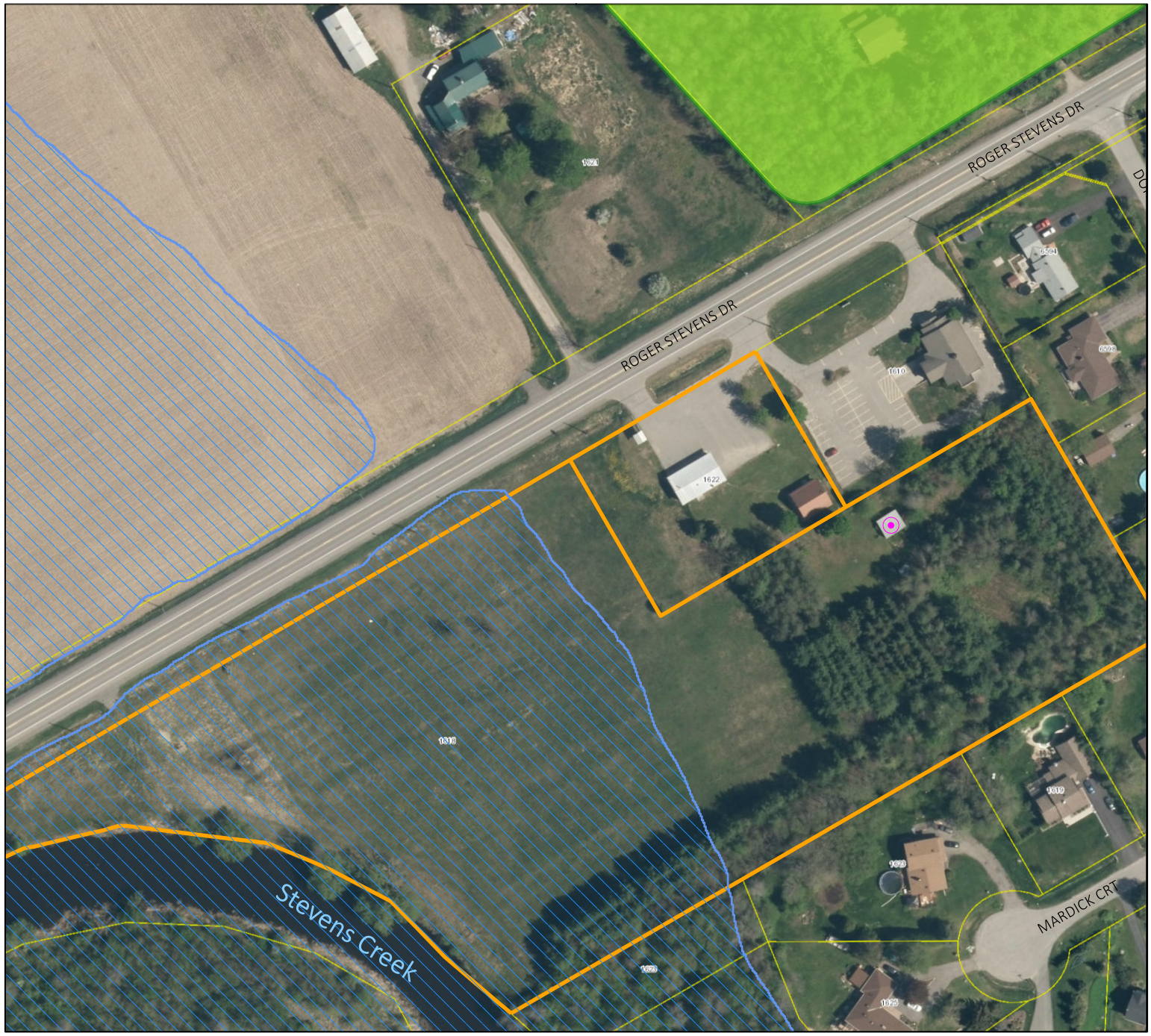

Figure 1 Current site conditions

Legend

- Property Line
- Sigificant Woodland
- Flood Plain
- Barn Swallow Nests

N

0 50 m

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Table 1. Species-at-risk potential

Species Name	Provincial (ESA) Status	Habitat Requirement	Habitat on Site	Project Concerns Associated with Habitat on Site
Birds				
Bank Swallow (*Riparia riparia*)	Threatened	Nest in banks or earthen walls cut by meandering streams and rivers, but artificial banks created by mining may also be used. Foraging occurs over fields, streams, wetlands, farmlands, and still water.	Suitable foraging areas. No nesting habitat present within 200 m of the development area.	Negligible potential for presence. Not a concern.
Barn Swallow (*Hirundo rustica*)	Threatened	Terrestrial open & manmade structures for nesting, near open areas for feeding.	Four nests were observed in the small barn structure located on 1618 Roger Stevens, i.e. behind the site. Feeding habitat will extend 200 m beyond the barns but is likely associated principally with the open areas of 1618 Roger Stevens along Stevens Creek. The species is sensitive to direct disturbance of nests but is highly tolerant of disturbance in feeding areas so long as those areas remain reasonably open.	The barn cannot be altered without permission from the MNR; there is no plan to do so (i.e. the barn will remain as is). The limited proposed development within the area 5 to 200 m from the nests is not anticipated to impact bird feeding. The proponent will require a letter of advice from the MNRF agreeing with this assessment before proceeding.
Bobolink (*Dolichonyx oryzivorus*)	Threatened	Periodically mown, dry meadow for nesting. Habitat (meadow) should be > 10 ha, and preferably > 30 ha before bobolink are attracted to the site. Not near tall trees	No suitable habitat on or adjacent to the site. All nearby open areas are kept mowed or under crop.	Negligible potential for presence. Not a concern.
Chimney Swift (*Chaetura pelagica*)	Threatened	Nests in open chimneys and sometimes in tree hollows (tree > 60 cm dbh). Tend to forage close to water as this is where the flying insects they eat congregate.	No suitable trees or chimney structures on or near the site.	Negligible potential for presence. Not a concern.
Eastern Meadowlark (*Sturnella magna*)	Threatened	Periodically mown, dry meadow for nesting. Habitat (meadow) should be > 10 ha, and preferably > 30 ha before bobolink are attracted to the site. Not near tall trees	No suitable habitat on or adjacent to the site. All nearby open areas are kept mowed or under crop.	Negligible potential for presence. Not a concern.
Henslow's Sparrow (*Ammodramus henslowi*)	Endangered	Expansive, fallow, tall grass/forb fields with ground mat formation and perches. Moist sites preferred	No suitable habitat. Unknown form the region for 20+ years.	Negligible potential for presence. Not a concern.

Species Name	Provincial (ESA) Status	Habitat Requirement	Habitat on Site	Project Concerns Associated with Habitat on Site
Least Bittern (*Ixobrychus exilis*)	Threatened	Found in large quiet marshes and, usually near cattails.	No suitable habitat	Negligible potential for presence. Not a concern.
Loggerhead Shrike (*Lanius ludovicianus*)	Endangered	Short, sparsely vegetated "pasture land" with scattered shrub species (hawthorn)	No suitable habitat	Negligible potential for presence. Not a concern.
Rusty Blackbird (*Euphagus carolinus*)	Not currently listed*	Wintering grounds (Eastern Ontario) are associated with wetlands, flooded forests, scrub along the edges of lakes, rivers and streams and beaver ponds.	No suitable habitat	The species is not currently protected under the *ESA.* Transient Presence is possible but unlikely. Individuals would move on and be unaffected.
Whip poor will (*Caprimulgus vociferus*)	Threatened	Terrestrial mix of open and forested	No suitable habitat	Negligible potential for presence. Not a concern.
Mammals				
Little Brown Bat (*Myotis lucifuga*)	Endangered	Widespread, roosting in trees and buildings. Hibernate in caves or abandoned mines.	Trees on site are too small and health (no cavities or loose bark) to provide habitat. The buildings on site do not appear to provide any attic space and would not constitute protected habitat regardless.	Negligible potential for presence. Not a concern.
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	Associated with boreal forests, choosing to roost under loose bark and in the cavities of trees. Hibernate in caves or abandoned mines.	No suitable habitat.	Negligible potential for presence. Not a concern.
Eastern Small-footed Bat (*Myotis leibii*)	Endangered	Coniferous forest in hilly country. Hibernate in smaller caves subject to air movement.	No suitable habitat.	Negligible potential for presence. Not a concern.
Eastern Pipistrelle (*Pipistrellus subflavus*)	Endangered	Forage over water courses or open fields with large trees nearby. They never forage in deep woods. Hibernate in caves or abandoned mines.	Trees on site are too small and health (no cavities or loose bark) to provide habitat. The buildings on site do not appear to provide any attic space and would not constitute protected habitat regardless.	Negligible potential for presence. Not a concern.
Turtles				
Snapping Turtle	Special Concern	Highly aquatic species found in a wide variety of wetlands, water bodies and watercourses.	Likely present in Stevens Creek but would not generally venture far from its banks. The site does not	Negligible potential for presence. Not a concern.

Species Name	Provincial (ESA) Status	Habitat Requirement	Habitat on Site	Project Concerns Associated with Habitat on Site
			provide suitable habitat.	
Blanding's Turtle (*Emydoidea blandingii*)	Threatened	Quiet lakes, streams, wetlands with abundant emergent vegetation and hummock development and associated upland areas. Hibernates in bogs.	Stevens Creek is likely to provide suitable habitat, but no portion of the development area is within 30 m of the feature (i.e. it does not constitute Class 1 or 2 Habitat). The development area is 150 m from the feature. As such, it could be deemed to constitute Class 3 Habitat (<250 m distant), though it is not inline with any likely turtle travel routes (i.e. there is no wetland space beyond it). It therefore cannot be anticipated to function as Class 3 Habitat.	Negligible potential for presence. Not a concern.
Vascular Plants				
American Ginseng (*Panax quinquefolius*)	Endangered	Rich, moist, relatively mature deciduous forests.	No suitable habitat.	Negligible potential for presence. Not a concern.
Butternut (*Juglans cinerea*)	Endangered	Variable but typically on well-drained soils.	Most of the site could be deemed suitable, but none are currently present.	Negligible potential for presence. Not a concern.

* Species status is, or will soon be, under review and thus my change in the near future.
Species occurring or potentially having habitat on site.

3.4 Other Natural Heritage Features

There are no provincially or locally significant wetlands, wetlands found in association with significant woodlands, significant valleylands or Life Science Areas of Natural and Scientific Interest on or adjacent to the site (Figure 1).

4.0 PROJECT DESCRIPTION

The project supported by this EIS is the construction of a gas station bar with an associated, single storey quick service restaurant (Figure 2). Site prep will require the removal of both existing site buildings – a former funeral home and a small wooden residence. All new structures will be outside of the 100 year flood plain of Stevens Creek. The septic system for the new building will extend behind the facility and onto the neighbouring property (1618 Roger Stevens Dr.), which is owned by the same land owner as for the development site. The septic field will require the removal a small area of deciduous trees (Figure 2). The assessment of impacts to site trees however, will be detailed in a separate TCR for the project.

The existing barn structure on 610 Roger Stevens Dr., located 15 m from the edge of development, will remain untouched.

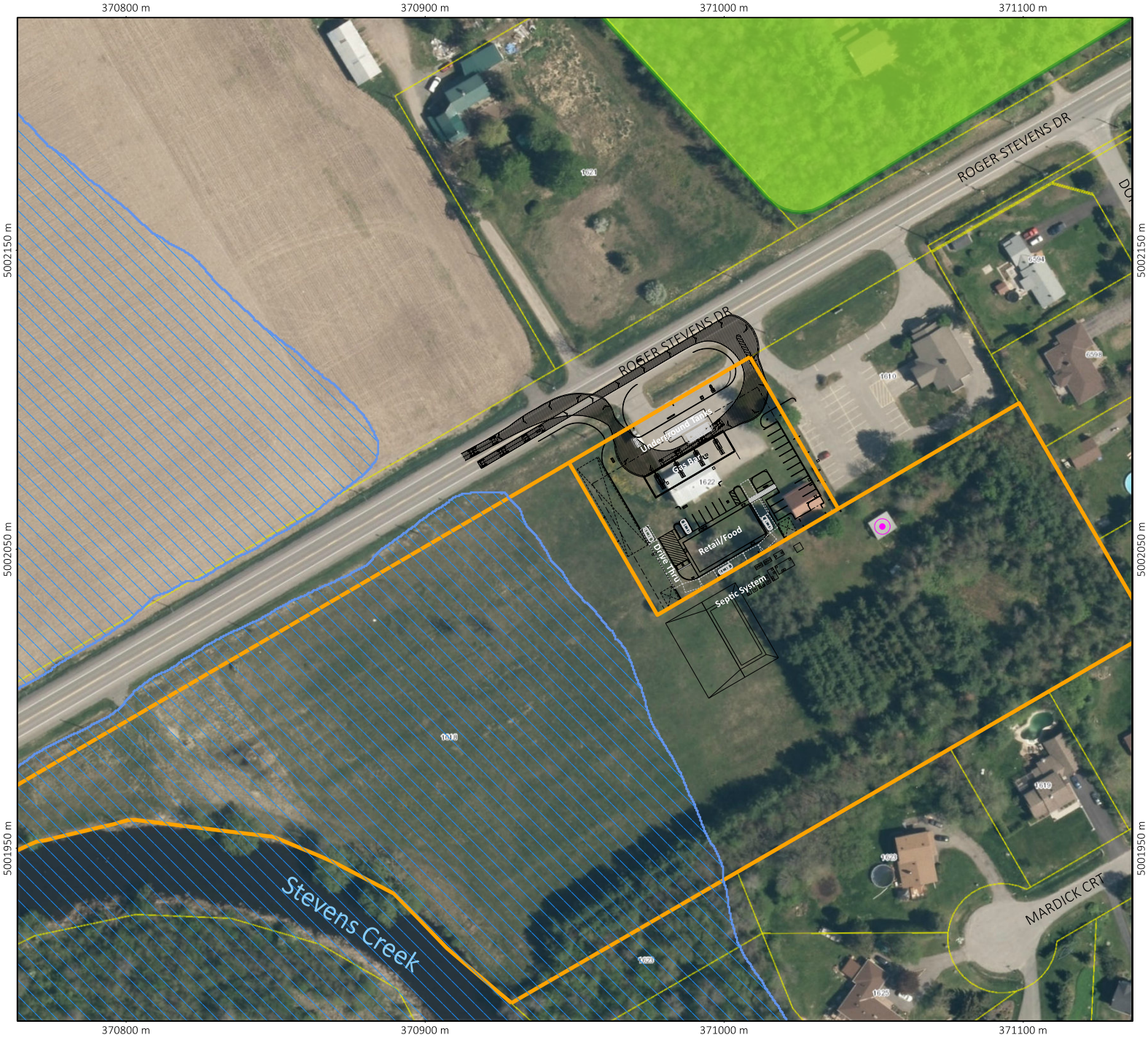

Figure 2 Proposed development

Legend

- Property Line
- Sigificant Woodland
- Flood Plain
- Barn Swallow Nests

N

0 50 m

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5.0 IMPACT ASSESSMENT

5.1 Impacts to Natural Features

The significant woodland to the north east of the proposed development is a privately owned parcel that includes a house near to its southwest corner. The proposed development cannot be expected to cause any alteration in, or increased usage of, the feature. The feature is separated from the development area by 50 m and an arterial roadway. Any impacts of the future usage of the site to the wooded area are anticipated to negligible compared to the existing impact of the adjacent roadway and of the residential development within the feature.

All development will take place 120 m or more from the edge of Stevens Creek, and outside of its 100 year flood plain. Based on this level of separation, no negative impacts are anticipated to this creek or its riparian zone, or to their ecological functions including the provision of aquatic habitat and wildlife corridor potential.

5.2 Impacts to Species at Risk

The only SAR found to potentially occur on or near the property is Barn Swallow. Nests were observed within a barn structure on the adjacent property. Given the species' preference for feeding over water, the birds likely feed primarily near the open areas along Stevens Creek. There are no plans to alter the barn, and any all site development is 15 m or more from the barn. Thus there are no impacts to either the Category 1 (i.e. nest) or 2 (i.e. 5 m from the nest) habitat areas.

Category 3 Habitat is the area extending from 5 to 200 m from the nest(s). It is reserved as feeding space. Barn Swallows are generally highly tolerant of human activity and/or development within this area, so long as these factors do not unduly limit their ability to feed. The proposed development will occupy a trivial portion (2.7%) of the official feeding habitat (i.e. the 200 m radius area around the nest). Moreover, most of this portion has already been developed and none of the optimal feeding space nearer to the creek will be impacted at all. Any impacts to the species ability to feed are thus considered to be negligible.

No other SAR or SAR habitats are located on the property. Therefore, no impacts to SAR or SAR habitats are anticipated.

6.0 MITIGATIONS

6.1 Impacts to Natural Features

As no natural areas or other features will be impacted by the proposed severance, no specific mitigation measures are required for this project. Standard best construction practices including the use of approved erosion sediment control measures must be implemented during site development. All fuel storage and dispensary systems must be built and operated following all relevant MoE guidelines.

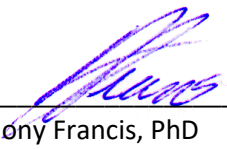
6.2 Mitigations for Species at Risk

Barn Swallows may be present near the site as evidenced by the presence of nest structures within the adjacent barn. The actual presence of this species however, must still be confirmed following MNRF-approved survey protocols in May through July of 2018. Even if the species is confirmed to be present, the project is not anticipated to impact it beyond negligible levels. Such low level impacts are considered acceptable under MNRF's *General Habitat Description for the Barn Swallow (Hirundo rustica).* Accordingly, no permits or site registrations are anticipated to be required for this project to proceed as the proposed development will not be in contravention of the *ESA*. The proponent however, must seek a letter of advice from the MNFR agreeing the any and all potential impacts are to species are sufficiently small such the project is deemed as being compliant with the *ESA.*

As no other SAR are considered as potentially occurring on or near the site, no other SAR specific mitigations are required. The standard surveys used to monitor for Barn Swallows however, are fully suitable for detecting other SAR birds. While no other SAR are expected, this EIS must be updated accordingly should any be observed during the Barn Swallow surveys.

7.0 SUMMARY AND RECOMMENDATIONS

It is my professional opinion that no negative impacts are anticipated to listed SAR or other natural heritage features under the proposed property development.



Anthony Francis, PhD
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Appendix 1
References

Anthony Francis, PhD

Dr. Francis is an ecologist with over 18 years of experience in both terrestrial and aquatic projects. His doctoral thesis work on global plant diversity patterns included conducting tree surveys across North America. As a consulting ecologist he has worked on diverse ecological projects including literature reviews of forestry management and species-at-risk; environmental studies of contaminants (metals and suspended particulates); geomatic and statistical analyses for federal and provincial ministries as well as for private industry; and aquatic and terrestrial species inventories. He has contributed to environmental impact statements and federal environmental screening assessments for creek realignments and other infrastructure projects across Ontario.