



Muncaster  
Environmental  
Planning Inc.

August 29, 2018

Mr. Guillaume Brunet, P. Eng.  
Civil Engineer  
LRL Associates Ltd.  
5430 Canotek Road  
Ottawa, Ontario  
K1J 9G2

Dear Mr. Brunet:

**RE: 8015 Russell Road**  
**Tree Conservation Report and Environmental Impact Statement – Revised**

This Tree Conservation Report and Environmental Impact Statement addresses the existing vegetation, potential tree retention and Species at Risk utilization on the central portion of 8015 Russell Road, on the north side of Russell Road to the east of Frank Kenny Road. The site is within Concession 7, Part of Lot 20 in Cumberland Geographic Township of the City of Ottawa. The current 9-hectare site was severed off the south half of the original 8015 Russell Road. As shown on Map 1, within the current site it is proposed to only develop the central-west portion, approximately 3.5 hectares of the 'new' 8015 Russell Road. The lands proposed for development have approximately 220 metres of frontage along Russell Road.

The lands proposed for development have been disturbed over an extended period. 1976 aerial photography shows no tree cover of note, with several portions appearing to be stripped of topsoil. Regenerating woody vegetation is present in the 1990s and until 2005 when the south and central portions of the lands proposed for development were cleared again and extraction activity appeared to be present. By 2015 all woody vegetation appears removed from the proposed development area and fill placed throughout.

For the purposes of this report Russell Road is assumed to be in an east-west orientation. This report has been updated to include the observations of a field review during the growing season on June 16<sup>th</sup>, and to address agency comments.

***Background and Project Description***

A trucking garage and other industrial uses are proposed for the central-west portion of the site, with an access off Russell Road in the southwest corner of the development. A footprint of 1,895 m<sup>2</sup> is proposed for the new building, with a future Phase 2 development of 1,675 m<sup>2</sup> on the east side of the property. A dry stormwater management pond and septic system in the southeast

portion will service the development (Map 2). A new water well will be drilled on the site and three underground water reservoirs will be used for fire protection (LRL, 2018). Asphalt and gravel parking will be adjacent to the new buildings. New culverts will be required to replace the existing culverts under the laneways now used to access the site from Russell Road.

The site is designated Rural Natural Features Area on Schedule A of the City of Ottawa Official Plan, with General Rural Area lands to the east and Agricultural Resource Area lands to the north, west and south. The site is zoned Rural Heavy Industrial (*RH*). No constraints are identified for the site or adjacent lands on Schedule K. There are no Areas of Natural and Scientific Interest or provincially significant wetlands in this portion of Cumberland.

As shown on Map 1, components of the Natural Heritage System are adjacent to the northeast corner of the lands proposed for development and the south portions of the moderately-rated Frank Kenny Road Natural Area (Brownell and Blaney, 1997) is mapped for much of the site, including the east and central portions of the proposed development. This 72-hectare Natural Area was broadly designated to have a moderate overall significance. A high significance was given to one of the eight evaluation criteria: rare vegetation community/landform types. Moderate significance was applied to three criteria: endangered, threatened and rare species; vegetation community/landform; and seasonal wildlife concentration; with the landscape attributes; condition of the Natural Area; and hydrological features criteria assigned a low rating. The summary report noted that the Natural Area contains primarily silver maple swamp and upland white birch forest.

The soft maple forest on limestone talus rare vegetation community/landform type identified by Brownell and Blaney (1997) was not present on or adjacent to the lands proposed for development. Brownell and Blaney (1997) noted that fragmentation of the Natural Area is high. One habitat for seasonal wildlife concentrations, migratory waterfowl staging and stopover area, was reported for the Natural Area. No suitable habitat for this wildlife use was noted in the vicinity of the site. The overall Natural Area was considered to be in fair condition and the impact of alien species was considered moderate, with high impacts in only small areas (Brownell and Blaney, 1997).

### ***Methodology***

This EIS 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), with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty 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 and the associated protection measures. However, no trees remain on the proposed development area. The owner of the site is C & C Transportation.

The major objective of this EIS is to determine the feature and functions of the on-site and adjacent natural environment conditions and to assess the anticipated impacts associated with the proposed industrial development on these features and functions. Potential Species at Risk in the general area were identified from Ministry of Natural Resources and Forestry correspondence and databases, the Ontario Breeding Bird Atlas, and Species at Risk reported for the overall City of Ottawa.

The following items were identified for particular attention, recognizing that many of these issues are interrelated:

- what are the terrestrial habitat features of the site and adjacent lands and the associated sensitivities?
- is there any aquatic habitat potential on or adjacent to the site?
- as required what are the recommended areas of tree retention and other mitigation measures to avoid unacceptable impacts on any significant natural heritage features and to have an acceptable transition from the site to the adjacent natural areas? and,
- does the site support any other natural heritage features, including Species at Risk, that should be considered in development of the site?

Colour aerial photography (1976 - 2017) was used to assess the natural environment features in the general vicinity of the site. A field review of the site was completed from 13:30 to 15:50 on November 28<sup>th</sup>, 2017, under sunny skies, a light breeze and an air temperature of 0° C.

Scattered snow cover was on many portions of the site. A field review during the growing season was completed on June 16<sup>th</sup>, 2018 from 07:05 to 09:30, under sunny skies, a light breeze and an air temperature of 18° C. During both surveys, the area proposed for development and adjacent lands were systematically walked, ensuring all portions of the site and adjacent lands that may be disturbed were observed.

### ***Existing Conditions***

The topography of the site is generally level, with a gentle slope to the south. Areas of fill appear to be throughout the lands proposed for development, including many areas of gravel. The soils in the general area are mapped as a combination of well drained sandy loams and poorly drained silty loams (Schut and Wilson, 1987).

### **Hydrology**

Shaw Creek is approximately 160 metres to the south of the site, south of Russell Road. A ditch was dug recently adjacent to the east edge of the proposed development area (Photo 8). The north portion of this ditch was dry on November 28<sup>th</sup> and June 16<sup>th</sup>, with standing water common in the south portion among a high density of vegetation including purple loosestrife, sensitive fern, fowl manna grass, water plantain, broad-leaved cattail, and hard-stemmed bulrush (Photo 9). Any flow in the ditch would be to the south, eventually reaching the roadside ditch on the north side of Russell Road, although a direct channel connection was not observed. In the vicinity of the southeast portion of the site there appears to be no culverts under Russell Road to connect any flow in this area with Shaw Creek. Going to the west, the roadside ditch on the north side of Russell Road did not have a well-defined channel and there appeared to be no

detectable fall in elevation. Extensive vegetation through the roadside ditch included reed canary grass, broad-leaved cattail, and sedges. The ditch had no flow with small pockets of standing water in the east portion on June 16<sup>th</sup>, and was dry to the west (Photos 8 and 9) until just east of a culvert under the intersection of Frank Kenny and Russel Roads. No direct fish habitat was considered present in the dug ditch along the east edge of the site or the roadside ditch north of Russell Road. The roadside ditch on the east side of Frank Kenny Road is approximately 100 metres to the west of the west edge of the proposed development area and will not be impacted.

### Terrestrial Features

Natural areas are common to the north of the site, with agricultural lands to the west and south, and a concrete plant and natural areas to the east.

There are no natural environment features of note remaining on the lands proposed for development, with the topsoil removed and some stockpiling present (Photos 1, 2 and 3). Regenerating cultural meadow vegetation included wild carrot, alfalfa, common burdock, common mugwort, June meadow grass, reed canary grass, green foxtail, small white aster, common strawberry, goldenrod, crown vetch, Canada thistle, common ragweed, Canada goldenrod, evening primrose, common mullein, common dandelion, ox-eye daisy, wild parsnip, common plantain, bird's-foot trefoil, purple loosestrife, curled dock, wild grape, lower hop clover, white clover, and red clover. A shallow berm is along the south edge of the lands proposed for development, north of Russell Road (Photo 3).

No woody vegetation was noted on the lands proposed for development. An upland deciduous forest to the east was dominated by trembling aspen stems up to 32cm diameter at breast height (dbh) (Photo 4). Similar size eastern cottonwood, sugar maple, and red maple were also present along with smaller grey birch, white elm, white birch, and black cherry. In areas the grey birch up to 20cm dbh was dominant. One 50cm dbh white pine was noted in the forest to the northeast of the northeast corner of the proposed development area. Wind throw was extensive in many areas of the forest.

These forests and the forest in the southwest corner discussed below are identified as unevaluated wetlands on background mapping. There was a wetland affinity in the first 10 – 15 metres of the forest to the east of the site, with the balance further east supporting a majority of upland vegetation. Speckled alder, red-osier dogwood and narrow-leaved meadowsweet shrubs were well represented in the understory along this wetland edge, with sensitive fern, scouring rush, and marsh bedstraw wetland indicators in the ground flora. This narrow band of wetland habitat was too small to show on Map 1. Further east nannyberry, highbush cranberry, pin cherry, blackberry, beaked hazel, red raspberry, glossy buckthorn, and common buckthorn were well represented in the understory, along with regenerating birch, poplar, bur oak, beech, and white spruce stems. The ground flora was a mix of native and non-native species, including evergreen woodfern, foamflower, eastern bracken, sensitive fern, Canada mayflower, hog peanut, Pennsylvania sedge, field horsetail, common strawberry, early goldenrod, and Canada goldenrod.



A smaller portion of upland deciduous forest to the west of the southwest corner of the lands proposed for development was also dominated by trembling aspen up to 40cm dbh, with white elm common (Photo 5). Some wind throw was present and a few aspens and elms had decreased leaf-out but the trees appeared to be in generally good condition. Tartarian honeysuckle, grey dogwood, chokecherry, glossy buckthorn, prickly gooseberry and round leaved dogwood were common in the understory, along with regenerating white ash and bur oak stems. Hog peanut, Canada goldenrod, early goldenrod, thicket creeper, wild grape, common strawberry, large-leaved aster, heart-leaved aster, tall buttercup, shinleaf, field horsetail, and common dandelion represented in the ground flora. No wetland habitat was observed in forest adjacent to the southwest corner of the site.

Wildlife observations on and adjacent to the proposed development area included mallard (flying overhead) American crow, blue jay, killdeer, American woodcock, northern flicker, downy woodpecker, alder flycatcher, yellow warbler, common yellowthroat, ovenbird, ruffed grouse, song sparrow, tree sparrow, red-winged blackbird, European starling, American goldfinch, grey squirrel, and coyote tracks. No potential cavity trees for wildlife utilization were observed in the vicinity of the proposed development area.



*Photo 1 – Lands proposed for development looking north from Russell Road*



*Photo 2 – North portion of the proposed development area,  
looking east from west edge of development area*



*Photo 3 – Low berm along the south edge of the site to the north of Russell Road.  
View looking west, with Russell Road on the left*





*Photo 4 – Upland deciduous forest to the east of the east edge of the lands proposed for development*



*Photo 5 –Trembling aspens dominate an upland deciduous forest to the west of the southwest corner of the proposed development area*





*Photo 6 – Roadside ditch on the north side of Russell Road.  
View looking west from adjacent to southwest portion of the site*



*Photo 7 – Roadside ditch  
on the north side of Russell Road east of Frank Kenny Road*





*Photo 8 – Recently dug ditch along the east edge of the proposed development area.  
View looking north*



*Photo 9 – Some standing water was present on June 16<sup>th</sup> in the ditch along the east edge of site,  
but no flow was noted and no direct connection to the ditch on the north side  
of Russell Road*

### ***Species at Risk***

No butternuts or other Species at Risk were observed during the field survey although the survey was completed outside of the growing season. On November 25<sup>th</sup>, 2017 the Ontario 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 square including the site and adjacent areas (18VR72-04). No Species at Risk were noted for this square. The breeding birds listed in the Ontario Breeding Bird Atlas for the 10 km square 18VR72 included the following Species at Risk: chimney swift, eastern whip-poor-will, bobolink, eastern meadowlark, barn swallow, and bank swallow. Bobolink and eastern meadowlark utilize large grassland areas including hay fields, habitat not present on or adjacent to the site. The meadow habitat is too disturbed with too little grass cover to provide successful nesting habitat for these grassland Species at Risk. No structures were present that may be utilized by chimney swift or barn swallow. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls, habitat also not present on or adjacent to the site. Eastern whip-poor-will utilize rock or sand barrens with scattered trees, savannahs, old burns, or other disturbed sites in a state of early to mid-forest succession, or open conifer plantations. No forests are on the lands proposed for development, with the understory of the adjacent deciduous forests appearing too dense for whip-poor-will use.

Other potential Species at Risk identified for the general area in MNRF correspondence (Appendix A) included butternut, Henslow's sparrow, little brown myotis, northern long-eared bat, and tri-coloured bat. Butternuts are found in a variety of habitats in eastern Ontario but none were observed on or adjacent to the lands proposed for development. Henslow's sparrow prefers open, moist tallgrass fields with minimal maintenance, habitat not present on or adjacent to the lands proposed for development. No Henslow's sparrows were reported in the most recent Breeding Bird Atlas for the Ottawa area and none have been reported in the City for over fifteen years. No larger trees with cavities that may be used for maternity colonies by bats were on or adjacent to the lands proposed for development.

No listed Species at Risk were identified by Brownell and Blaney (1997) for the Frank Kenny Road Natural Area. Other potential Species at Risk in the City of Ottawa were also reviewed. Many endangered and threatened species have historically been reported in the overall City, including butternut, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, little brown myotis, northern long-eared bat, olive hickorynut, chimney swift, eastern meadowlark, barn swallow, bank swallow, bobolink, whip-poor-will, bald eagle, golden eagle, cerulean warbler, least bittern, eastern cougar, lake sturgeon and American eel.

The habitat requirements of the above species along with those listed as special concern were reviewed. The only Species at Risk considered to have the potential to be on or adjacent to the lands proposed for development is butternut which is found in a variety of habitats in eastern Ontario. No butternuts were observed on or within 50 metres of the proposed disturbed area.

Wood thrush, a species of special concern not regulated under the Endangered Species Act, is reported to the south of the site and may utilize the forest interior habitat to the east and north of the site.

### ***Other Significant Natural Heritage Features***

The significance of woodlands is evaluated using the criteria in the Natural Heritage Reference Manual (OMNR, 2010). There are no forests on the lands proposed for development, with young adjacent forests to the east on the overall site and to the north of the overall site. The adjacent contiguous forest appears to extend for almost a kilometre to the north of the site and the entire forest is in the range of 100 hectares. Although much of the adjacent forest was not treed in 1976, based on its current size and associated forest interior habitat, the adjacent forests to the east and north would be considered significant woodlands. The suggested boundary of the significant woodlands is shown with a dashed purple line on Map 1. As indicated above a band of wetland habitat is along the west edge of the forest and more wetland habitat appears further to the east, closer to the cement plant. However, as assessed below provided the recommended mitigation measures are properly implemented no impacts are anticipated on the adjacent forests due to the construction and operation of the proposed industrial operation.

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). Potential components which may lead to a designation of significant wildlife habitat include seasonal concentration areas of animals, rare vegetation communities or specialized habitat for wildlife, habitat for species of conservation concern, and animal movement corridors. No Species of Conservation Concern or Provincially rare species were observed on the site and potential habitat for these species such as marsh, undisturbed open country, or shrub/early successional breeding bird habitats were not observed. No evidence of animal movement corridors, such as those for deer or amphibians, were noted on the proposed disturbed area. Other field observations would not trigger a significant wildlife habitat designation with respect to the on-site ELC communities. For example, the cultural habitats do not support waterfowl stopover or staging areas, colonial nesting bird breeding habitat, or other examples of seasonal concentration areas. No forests, rare vegetation communities as noted in MNRF (2015) or rare or specialized habitats were observed on the lands proposed for development. Areas of broken and fissured rock for potential use by snakes, including potential reptile hibernaculum, were not observed. No evidence of raptor utilization was noted.

No significant linkage functions are anticipated for the proposed development area given the adjacent agricultural activity, Russell and Frank Kenny Roads, and location of the site at the south end of the Frank Kenny Road Natural Area.

### ***Impact Analysis and Recommendations***

No natural heritage features, as identified in the Provincial Policy Statement and OMNR (2010), were observed on the lands proposed for development which is dominated by disturbed meadow vegetation, with no woody vegetation. Deciduous forests are to the east of the lands proposed for development and to the north of the overall site. Although the adjacent forests are young, the overall contiguous forest would be considered a significant woodlands due to its size and amount

of forest interior habitat. The critical root zones of the adjacent trees to the east of the proposed disturbed area would extend for up to 3.5 metres. The width of a ditch along the east edge of the site and associated cleared area on the east side is approximately five metres. A setback of ten metres is recommended from the ditch, which will be more than sufficient to protect the critical root zones and other features of the adjacent young forests, including the significant woodlands.

The ditch dug immediately to the east of the lands proposed for development along the east edge of the site is not considered to have direct fish habitat due to the lack of a connection with potential habitat downstream, and lack of a defined low-flow channel, in-stream structure and other characteristics of aquatic habitat. The same observations were made for the roadside ditch on the north side of Russell Road, south of the proposed development area. No water was observed in the roadside ditch on the north side of Russell Road until approaching a culvert under the Frank Kenny and Russell Road intersection. Although no significant direct hydrologic connection appears present between the ditches to the east and south of the proposed development area and Shaw Creek, some contributions may occur during storm events and sediment and erosion controls and other mitigation measures will be included as part of the site development to ensure downstream features are protected.

The trees adjacent to the southwest corner of the proposed development area begin approximately ten metres to the west of the development edge and are not anticipated to be harmed.

As there are no trees remaining on the proposed disturbed area, no tree retention is identified in this report and mapping.

Plantings of native vegetation as part of the development will provide a diversity of natural environment and aesthetic features. To provide a natural appearance, trees and shrubs should be planted in a random, cluster fashion rather than in a grid system. Potential native species to plant include nannyberry, elderberry and dogwood shrubs along with sugar maple, red maple, basswood, balsam fir, bur oak, red oak and white spruce trees. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity. No planting sensitivities are anticipated for the site.

LRL (2018) describe the stormwater management for the site. The overland grading surrounding the building has been designed to convey the water southeast into a dry stormwater management pond. An undersized outlet pipe from the pond will act as an orifice to provide the required flow rate control to meet the 5-year pre-development runoff value of 128.23 L/s using on-site storage (LRL, 2018). An emergency outlet will direct stormwater towards the existing ditch on the north side of Russell Road. A downstream treatment unit will provide on-site stormwater quality control including filtration of up to 80 percent total suspended sediments (LRL, 2018).



### Recommended Mitigation Measures

No further site disturbances are to occur within ten metres of the ditch dug along the east edge of the site. This setback area is to be allowed to naturalize. The setback will also protect the significant woodlands to the east.

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. The contractor is to be aware of the potential Species at Risk in the vicinity of the site including butternut. Appendix 1 of City of Ottawa (2015) describes these species. Appendix 1 should be modified for this construction project to include the contact information of the project biologist, Bernie Muncaster, 613-748-3753. Any Species at Risk sightings, including any Species at Risk that enter the work area, are to be immediately reported to the Ministry of Natural Resources and Forestry and work stopped until direction is received from the Ministry.

As recommended in City of Ottawa (2015) prior to beginning work each day, the work area, delineated by temporary fencing as recommended below, is to be checked for wildlife by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of the City's Protocol for Wildlife Protection during Construction (City of Ottawa, 2015) for additional recommendations on construction site management. Any turtles, snakes, and other wildlife that may be impacted are to be relocated to the east. 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 wildlife.

No permanent perimeter fencing is proposed for the development.

The extent of exposed soils is to be kept to a minimum at all times. This will be facilitated by the gravel fill in most areas. Re-vegetation of exposed, non-developed areas is to be achieved as soon as possible. The objective with respect to erosion and sediment controls will be to ensure that the surface water runoff leaving the site is not degraded with respect to water quantity or quality. Erosion and sediment control will focus on best management practices such as grassed swales with a reduced slope and direction of roof runoff to grass or other permeable surfaces.

The following mitigation measures are recommended for new and/or replacement culverts installed in the roadside ditch on the north side of Russell Road to access the site:

- The summer period is recommended for the culvert installation due to the generally reduced flow, decreased potential for sediment input, and the greater growing season afforded for re-vegetation of disturbed areas. If the proposed timing of the work is to take place between October 15<sup>th</sup> and March 15<sup>th</sup>, it may be necessary to have any exposed areas covered with erosion control blankets to keep the soil in place and prevent erosion from occurring during the spring freshet time period. If the ditch contains water, no in-water work will be permitted between March 15<sup>th</sup> and June 30<sup>th</sup>, inclusively;

- The culvert work will not be initiated when flows are elevated from local rains, storm events or seasonal floods, or when significant rains are forecasted;
- It is important that the culvert is properly embedded to avoid potential restrictions in fish movement, although in this situation fish access is not anticipated. As required, rock protection is to be installed at the culvert ends to stabilize the channel and culvert. Any rock protection at the base of the channel must be installed flush with the base to avoid potential impacts on fish movement;
- Any stockpiling of material will be properly protected with appropriate erosion and sediment control measures and during the culvert installation, mitigation measures are to be deployed to address the potential for contamination of the water with sediment and/or other deleterious substances;
- Any in-water work should be completed in the dry by de-watering, as required, the work area and diverting and/or pumping flows around temporary cofferdams of clean shot rock or steel plates placed at the limits of the work area. Although not anticipated, if water was present and once the work area is isolated, the area is to be de-fished by a qualified biologist, with any fish released downstream of the work area. Two weeks should be allowed prior to the de-fishing to obtain a Scientific Collectors Permit from the MNRF.

Any dewatering from the work area will be treated in a sediment trap or similarly effective sediment control prior to downstream release. Pumps and hoses will be used to convey the flow of the watercourse during the culvert installation. Rock flow checks, following approved specifications, will be installed downstream of the work area. Silt or debris that has accumulated around the temporary cofferdams should be removed prior to their withdrawal. Proper sediment and erosion control measures will be utilized. Silt fencing will be installed along the work area and will remain in place and frequently inspected until all components of the work area are stabilized;

Additional recommended mitigation measures for sediment and erosion control and general environmental protection include:

- Any groundwater that is removed from the work area is to be pumped into a proper filter mechanism such as a sediment trap or filter bag prior to release to the environment;
- Seepage barriers such as silt fencing, straw bale check dams and other sediment and erosion control measures will be installed as required to OPSD requirements in any temporary drainage ditches and around disturbed areas during construction and stockpiles of fine material. These control measures must be properly maintained to maximize their function during construction;
- Silt fencing is recommended around the work area. The fencing must be properly keyed in to filter runoff and assist in keeping sensitive wildlife out of the work area. The fencing is to be maintained as required including repair of broken panels and removal of accumulated sediment;
- 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,
- 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***

It is proposed to begin construction in 2018. As no additional woody vegetation will be removed, there is no timing restriction with respect to nesting birds or other wildlife.

### ***Cumulative Effects***

The Canadian Environmental Assessment Agency (CEAA) defines cumulative effects as...*"the effects on the environment caused by an action in combination with other past, present, and future human actions..."* They occur when two or more project-related environmental effects, or two or more independent projects, combine to produce an augmented effect. These cumulative effects may be positive or negative.

There are no natural heritage features of note on the lands proposed for development. Young forests to the east and further to the north are not anticipated to be impacted. With proper implementation of the mitigation measures described in this report it is anticipated that the construction and operation of the industrial operation will not increase the potential for cumulative effects in the general landscape.

### ***Conclusion***

A trucking garage and associated structures are proposed for the central-west portion of 8015 Russell Road on the north side of the road. A stormwater management pond, drilled water well, water reservoirs, and septic system will service the development. The lands proposed for development have been highly disturbed over an extended period. No woody vegetation remains on the proposed development area, which has generally been levelled with fill. There are no current characteristics which would support a *Rural Natural Features Area* designation or inclusion of the lands proposed for development in the City's Natural Heritage System. The forest to the east is contiguous with a large forested area to the north and hence may be part of a significant woodlands. No direct fish habitat was considered present in the dug ditch along the east edge of the site or the roadside ditch north of Russell Road. A setback of ten meters from the east ditch should be allowed to naturalize. Provided the important mitigation measures outlined in this EIS and TCR are properly implemented and maintained, no negative impacts, as defined in the Provincial Policy Statement, are anticipated on the adjacent significant woodlands, the roadside ditches and downstream aquatic habitat, or other components of the Frank Kenny Road Natural Area.

### ***References***

Brownell, V.R. and C.S. Blaney. 1997. Summary: Natural Area Reports for Natural Areas East of the Rideau River. Prepared for the Regional Municipality of Ottawa-Carleton, Planning and Development Approvals Department. 324 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.

LRL Associates Ltd. Site Servicing and Stormwater Management Report for Site Plan Control Application. C&C Transportation, 8015 Russell Road, Ottawa, Ontario. Revision 1 – August 31, 2018. 10 pp & Append.


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.

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

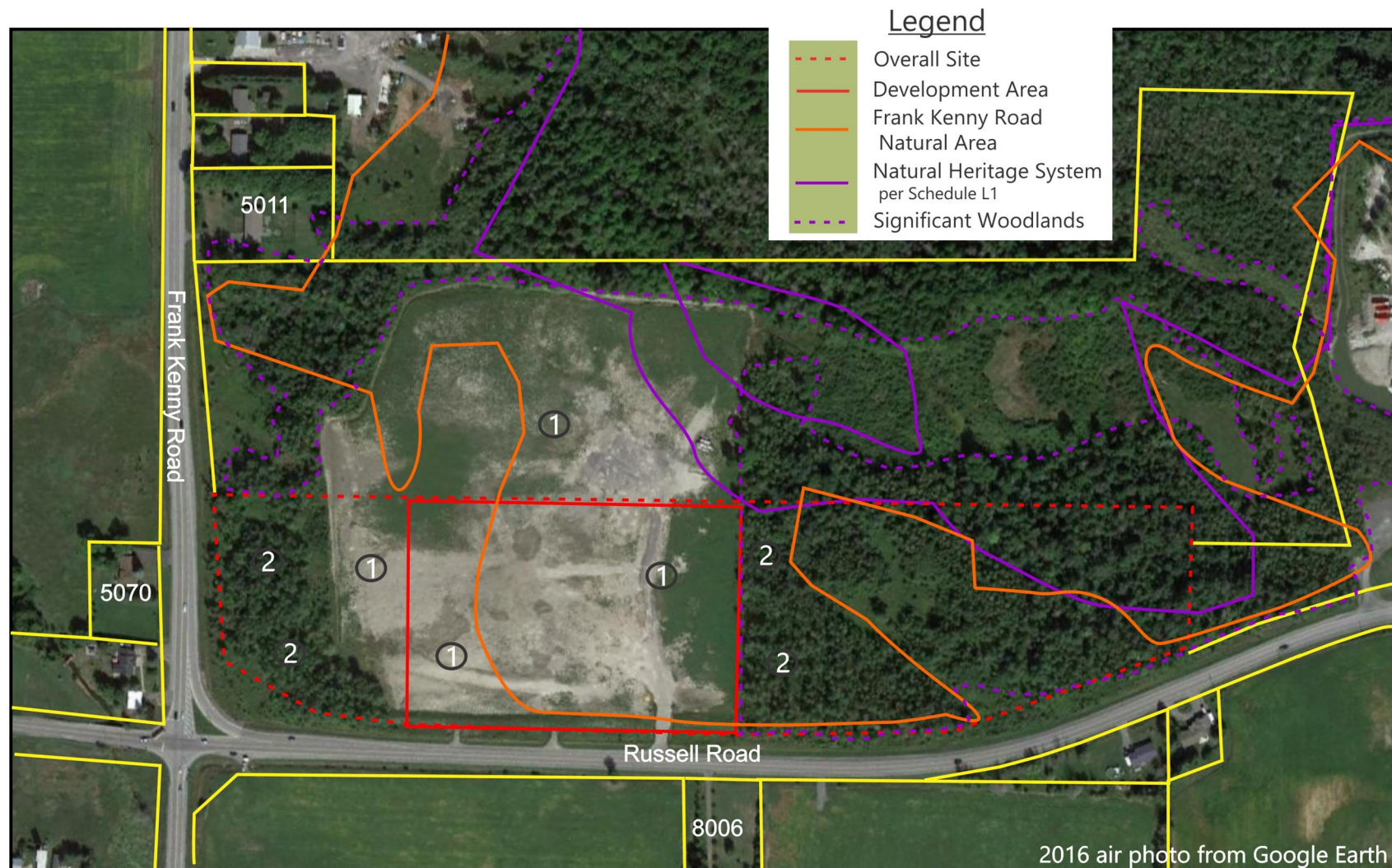
Please call if you have any questions on this revised Tree Conservation Report and Environmental Impact Statement.

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



Bernie Muncaster, M.Sc.  
Principal

8015 Russell



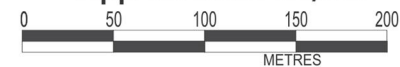
### Legend

- Overall Site
- Development Area
- Frank Kenny Road
- Natural Area
- Natural Heritage System per Schedule L1
- Significant Woodlands

### Vegetation Communities

- ① Disturbed land/cultural meadow
- ② Upland poplar deciduous forest

Approx. Scale 1:4,000



**Map 1**

**FILE: 17-12**

June 24, 2018

Prepared for:

**LRL Associates Ltd.**

Prepared by:



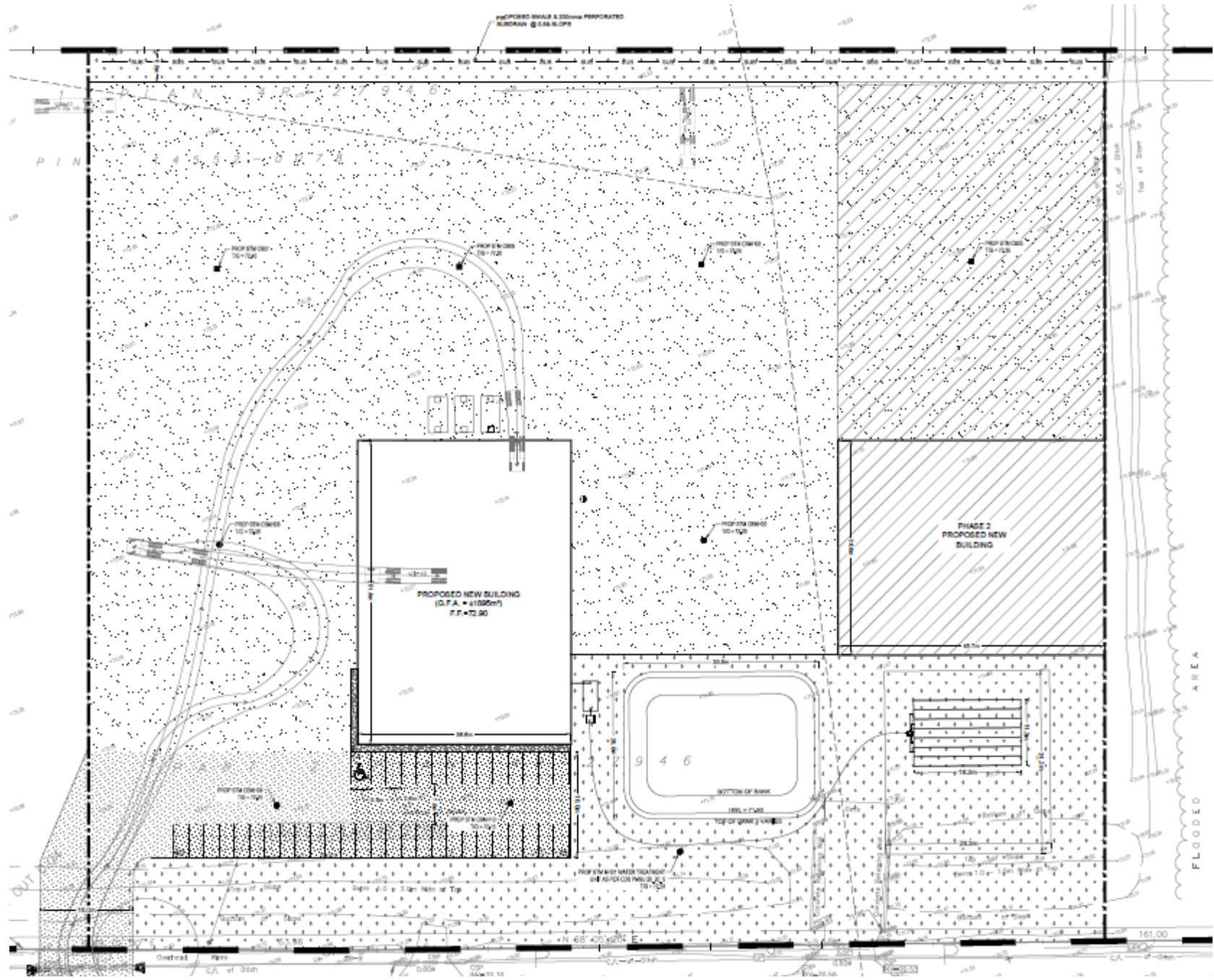
Muncaster  
Environmental  
Planning Inc.

**ENVIRONMENTAL IMPACT STATEMENT &  
TREE CONSERVATION REPORT**

**8015 Russell Road, Cumberland, City of Ottawa**



# MAP 2 – SITE PLAN



**APPENDIX A**

**MINISTRY of NATURAL RESOURCES and FORESTRY**

**CORRESPONDENCE**

**Ministry of Natural  
Resources and Forestry**

Kemptville District

10 Campus Drive  
Postal Box 2002  
Kemptville ON K0G 1J0  
Tel.: 613 258-8204  
Fax: 613 258-3920

**Ministère des Richesses  
naturelles et des Forêts**

District de Kemptville

10, promenade Campus  
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Thu. Dec 14, 2017

Bernie Muncaster  
Muncaster Environmental Planning Inc  
491 Buchanan Crescent  
Ottawa  
K1J 7V2  
(613) 748-3753  
bmuncaster@rogers.com

Attention: Bernie Muncaster

**Subject: Information Request - Developments**  
**Project Name: 8015 Russell Road**  
**Site Address: 8015 Russell Road, Cumberland, City of Ottawa**  
**Our File No. 2017\_CUM-4346**

**Natural Heritage Values**

The Ministry of Natural Resources and Forestry (MNRF) Kemptville District has carried out a preliminary review of the above mentioned area in order to identify any potential natural resource and natural heritage values.

The following Natural Heritage values were identified for the general subject area:

- Lake
- Unevaluated Wetland (Not evaluated per OWES)
- Wildlife Staging Area, Waterfowl Staging Area

Municipal Official Plans contain information related to natural heritage features. Please see the local municipal Official Plan for more information, such as specific policies and direction pertaining to activities which may impact natural heritage features. For planning advice or Official Plan interpretation, please contact the local municipality. Many municipalities require environmental impact studies and other supporting studies be carried out as part of the development application process to allow the municipality to make planning decisions which are consistent with the Provincial Policy Statement (PPS, 2014).

The MNRF strongly encourages all proponents to contact partner agencies and appropriate municipalities early on in the planning process. This provides the proponent with early knowledge regarding agency requirements, authorizations and approval timelines; Ministry of the Environment



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and Climate Change (MOECC) and the local Conservation Authority may require approvals and permitting where natural values and natural hazards (e.g., floodplains) exist.

As per the Natural Heritage Reference Manual (NHRM, 2010) the MNRF strongly recommends that an ecological site assessment be carried out to determine the presence of natural heritage features and species at risk and their habitat on site. The MNRF can provide survey methodology for particular species at risk and their habitats.

The NHRM also recommends that cumulative effects of development projects on the integrity of natural heritage features and areas be given due consideration. This includes the evaluation of the past, present and possible future impacts of development in the surrounding area that may occur as a result of demand created by the presently proposed project.

#### **Wildland Fire**

MNRF woodland data shows that the site contains woodlands. The lands should be assessed for the risk of wildland fire as per PPS 2014, Section 3.1.8 "*Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards*". Further discussion with the local municipality should be carried out to address how the risks associated with wildland fire will be covered for such a development proposal. Please see the Wildland Fire Risk Assessment and Mitigation Guidebook (2016) for more information.

#### **Significant Woodlands**

Section 2.1.5 b) of the PPS states: *Development and site alteration shall not be permitted in significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.* The 2014 PPS directs that significant woodlands must be identified following criteria established by the Ontario Ministry of Natural Resources and Forestry, i.e. the Natural Heritage Reference Manual (NHRM), 2010. Where the local or County Official Plan has not yet updated significant woodland mapping to reflect the 2014 PPS, all wooded areas should be reviewed on a site specific basis for significance. The MNRF Kemptville District modelled locations of significant woodlands in 2011 based on NHRM criteria. The presence of significant woodland on site or within 120 metres should trigger an assessment of the impacts to the feature and its function from the proposed development.

#### **Significant Wildlife Habitat**

Section 2.1.5 d) of the PPS states: *Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on*

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*the natural features or their ecological functions.* It is the responsibility of the approval authority to identify significant wildlife habitat or require its identification. The MNRF has several guiding documents which may be useful in identification of significant wildlife habitat and characterization of impacts and mitigation options:

- Significant Wildlife Habitat Technical Guide, 2000
- The Natural Heritage Reference Manual, 2010
- Significant Wildlife Habitat Mitigation Support Tool, 2014
- Significant Wildlife Habitat Criteria Schedule for Ecoregion 5E and 6E, 2015

The habitat of special concern species (as identified by the Species at Risk in Ontario list) and Natural Heritage Information Centre tracked species with a conservation status rank of S1, S2 and S3 may be significant wildlife habitat and should be assessed accordingly.

**Water**

If any in-water works are to occur, there are timing windows for which work in water should not take place (see below). Appropriate measures should be taken to minimize and mitigate impact on water quality and fish habitat, including:

- installation of sediment and erosion control measures;
- avoiding the removal, alteration, or covering of substrates used for fish spawning, feeding, over-wintering or nursery areas; and
- debris control measures to manage falling debris (e.g. spalling).

**Timing windows (no in-water works) in MNRF Kemptville District\*:**

Warmwater and cool water	→ March 15 – June 30
St. Lawrence River & Ottawa River	→ March 15 – July 15
Coldwater	→ October 1 – May 31
Big Rideau Lake & Charleston Lake	→ October 1 – June 30

\* Please note: Additional timing restrictions may apply as they relate to endangered and threatened species for works in both water and wetland areas.

Timing windows when in-water work is restricted – based on species presence:

	FISH SPECIES	TIMING WINDOW (No in-water works)
<b>Spring:</b>	Walleye	March 15 to May 31
	Northern Pike	March 15 to May 31
	Lake Sturgeon	May 1 to June 30
	Muskellunge	March 15 to May 31
	Largemouth/Smallmouth Bass	May 1 to July 15

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Rainbow Trout	March 15 to June 15
Other /Unknown Spring Spawning Species	March 15 to July 15

	FISH SPECIES	TIMING WINDOW (No in-water works)
<b>Fall:</b>	Lake Trout	October 1 to May 31
	Brook Trout	October 1 to May 31
	Pacific Salmon	September 15 to May 31
	Lake Whitefish	October 15 to May 31
	Lake Herring	October 15 to May 31
	Other /Unknown Fall Spawning Species	October 1 to May 31

Additional approvals and permits may be required under the Fisheries Act. Please contact Fisheries and Oceans Canada to determine requirements and next steps. There may also be approvals required by the local Conservation Authority or Transport Canada. As the MNRF is responsible for the management of provincial fish populations, we request ongoing involvement in such discussions in order to ensure population conservation.

**Species at Risk**

A review of the Natural Heritage Information Centre (NHIC) and internal records indicate that there is a potential for the following threatened (THR) and/or endangered (END) species on the site or in proximity to it:

- Barn Swallow (THR)
- Butternut (END)
- Henslow's Sparrow (END)
- Sensitive Species (END)
- Little Brown Bat (END)
- Northern Long-eared Bat (END)
- Tri-Colored Bat (END)

All endangered and threatened species receive individual protection under section 9 of the ESA and receive general habitat protection under Section 10 of the ESA, 2007. Thus any potential works should consider disturbance to the individuals as well as their habitat (e.g. nesting sites). General habitat protection applies to all threatened and endangered species. Note some species in Kemptville District receive regulated habitat protection. The habitat of these listed species is protected from damage and destruction and certain activities may require authorization(s) under the ESA. For more on how species at risk and their habitat is protected, please see: <https://www.ontario.ca/page/how-species-risk-are-protected>.



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If the proposed activity is known to have an impact on any endangered or threatened species at risk (SAR), or their habitat, an authorization under the ESA may be required. It is recommended that MNRF Kemptville be contacted prior to any activities being carried out to discuss potential survey protocols to follow during the early planning stages of a project, as well as mitigation measures to avoid contravention of the ESA. Where there is potential for species at risk or their habitat on the property, an Information Gathering Form should be submitted to Kemptville MNRF at [sar.kemptville@ontario.ca](mailto:sar.kemptville@ontario.ca).

The Information Gathering Form may be found here:

<http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILE&ENV=WWE&NO=018-0180E>

For more information on the ESA authorization process, please see:

<https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>

One or more special concern species has been documented to occur either on the site or nearby. Species listed as special concern are not protected under the ESA, 2007. However, please note that some of these species may be protected under the Fish and Wildlife Conservation Act and/or Migratory Birds Convention Act. Again, the habitat of special concern species may be significant wildlife habitat and should be assessed accordingly. Species of special concern for consideration:

- Snapping Turtle (SC)

If any of these or any other species at risk are discovered throughout the course of the work, and/or should any species at risk or their habitat be potentially impacted by on site activities, MNRF should be contacted and operations be modified to avoid any negative impacts to species at risk or their habitat until further direction is provided by MNRF.

Please note that information regarding species at risk is based largely on documented occurrences and does not necessarily include an interpretation of potential habitat within or in proximity to the site in question. Although this data represents the MNRF's best current available information, it is important to note that a lack of information for a site does not mean that additional features and values are not present. It is the responsibility of the proponent to ensure that species at risk are not killed, harmed, or harassed, and that their habitat is not damaged or destroyed through the activities carried out on the site.

The MNRF continues to strongly encourage ecological site assessments to determine the potential for SAR habitat and occurrences. When a SAR or potential habitat for a SAR does occur on a site, it is recommended that the proponent contact the MNRF for technical advice and to discuss what activities can occur without contravention of the Act. For specific questions regarding the

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Endangered Species Act (2007) or SAR, please contact MNRF Kemptville District at [sar.kemptville@ontario.ca](mailto:sar.kemptville@ontario.ca).

The approvals processes for a number of activities that have the potential to impact SAR or their habitat have recently changed. For information regarding regulatory exemptions and associated online registration of certain activities, please refer to the following website: <https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>.

Please note: The advice in this letter may become invalid if:

- The Committee on the Status of Species at Risk in Ontario (COSSARO) re-assesses the status of the above-named species OR adds a species to the SARO List such that the section 9 and/or 10 protection provisions apply to those species; or
- Additional occurrences of species are discovered on or in proximity to the site.

**This letter is valid until: Fri. Dec 14, 2018**

The MNRF would like to request that we continue to be circulated on information with regards to this project. If you have any questions or require clarification please do not hesitate to contact me.

Sincerely,

Dom Ferland  
Management Biologist  
[dominique.ferland@ontario.ca](mailto:dominique.ferland@ontario.ca)

Encl.\  
-ESA Infosheet  
-NHIC/LIO Infosheet