

SCOPED ENVIRONMENTAL IMPACT STATEMENT



2113-2125 Carp Road, Ottawa

Project No.: CP-17-0603

Prepared for:

Zena Investment Corporation
1200 Baseline Road
Ottawa, Ontario
K2C 0A6

Prepared by:

McIntosh Perry Consulting Engineers Ltd.
115 Walgreen Road R.R.#3
Carp, Ontario
K0A 1L0

FINAL
November 16, 2018

McINTOSH PERRY

REQUIREMENT FOR PRE-CONSULTATION

(EIS Guidelines, Sections 1.3, 2.1 and 2.2)

Before completing this form, you must discuss your proposed project with the Development Review planners of the City of Ottawa. They will determine if an EIS is required, and if so, whether you need to submit this form or a Detailed EIS report.

Please provide the name(s) of the City staff you have discussed this EIS with, and the date(s) of the discussion:

Matthew Hayley, October 4 & 5, 2018 (email correspondence with Benjamin Clare, Senior Landuse Planner, McIntosh Perry)

1. PROPERTY IDENTIFICATION

(EIS Guidelines, Section 3.1)

1.1 Property Owner's Name:

Zena Investment Corporation

1.2 Municipal Address of Property:

2113-2125 Carp Road, Ottawa

1.3 Lot, Concession and Township (rural properties only):

Lot 2, Concession 3, Huntley Township

1.4 Property Information Number(s): (available at <http://maps.ottawa.ca/geoOttawa/>)

045361338

1.5 Mailing Address (if different from property address):

1200 Baseline Road, Ottawa, ON K2C 0A6

1.6 Land Use Designation[s] and Zoning from the Official Plan (http://www.ottawa.ca/en/city_hall/planningprojectsreports/ottawa2020/official_plan/index.html) and Zoning By-Law (<http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law>):

Zoning: Split Zoned - RG1[774r], RG5, and RC8

Official Plan Designation: Rural Employment Area

1.7 Existing and past land uses:

Existing Land Uses: cleared forest, regenerating vegetation (i.e., meadow species, shrubs, tree saplings, etc.), fenced-in gravel parking lot and storage area

Past Land Uses: forested habitat, open field

REQUIREMENT FOR SITE VISIT

(EIS Guidelines, Sections 2.2 and 3.2)

If you currently live on the property, please indicate how long you have lived there:

You must have visited the site at least once during the growing season for the purpose of evaluating the proposed project impact on the natural environment. Please fill in the following table with the required site visit information.

Date	Time	Personnel Involved	Weather Conditions	Purpose of Visit
June 14, 2018	1:10 p.m.	Heather Lunn, Terrestrial Ecologist, McIntosh Perry	overcast, light drizzle, 18oC, high wind	Survey existing conditions of natural heritage features present

2. Description of the Site and the Natural Environment

(EIS Guidelines, Sections 1.5, 2.1, 2.2 and 3.2)

2.1 General Map of the Natural Environment

(EIS Guidelines, Section 3.2.1)

Please attach a map showing your property in relation to the surrounding environment, including the natural features on and/or adjacent to the site (note: your property line must be clearly indicated). Recent aerial images can be obtained through the City's interactive mapping tool at <http://maps.ottawa.ca/geoOttawa/>.

Photographs of the property also help to illustrate the existing conditions on the site.

Please describe the significant natural feature(s) on or adjacent to your property and indicate the feature's location(s) relative to your project.

According to information provided by the Ministry of Natural Resources and Forestry (MNR) - Kemptville District, the subject property contains previously identified Category 3 Blanding's Turtle Habitat. Category 3 Habitat is defined under the MNR's *General Habitat Description for the Blanding's Turtle (*Emydoidea blandingii*)* as "the area between 30 m and 250 m around suitable Category 2 wetlands/waterbodies...", and has "...the highest tolerance to alteration". Potential Category 1 Habitat (i.e., nest sites or overwintering sites, and the area within 30 m of these site), and Category 2 Habitat (i.e., the wetland complex that extends up to 2 km from an occurrence, and 30 m around these suitable wetlands/waterbodies), was identified by MNR on the adjacent property to the west (**Figure 1** - General Map of the Natural Environment). Blanding's Turtle habitat on the property to the west, was authorized for destruction by an MNR Overall Benefit Permit. The existing habitat, no longer resembles the aerial imagery shown on **Figure 1**. The wetland was infilled and a storm water pond was created. The property has also been fenced-in, preventing turtles that may be present in the storm water pond from migrating and accessing the subject property. The location of this fence is shown on **Figure 1**. Category 1 Habitat was also identified by MNR as present approximately 210 m southwest of the subject property (**Figure 1**). Correspondence between McIntosh Perry and the MNR with regards to the potential presence of Blanding's Turtle on the subject property, and an *Information Gathering Form* submitted to MNR on August 2, 2018, have been attached to this document. A *Screening Memorandum* completed by McIntosh Perry, June 29, 2018, which outlines the suitability of the subject property for Blanding's Turtle nesting habitat, has also been attached to this document.

The Category 3 Blanding's Turtle Habitat was identified by the MNRF prior to the changes in habitat on the adjacent property (i.e., filling in of Category 1 Blanding's Turtle Habitat). Although the subject property is present within the area between 30 m and 250 m of identified Category 1 Blanding's Turtle habitat, there are barriers to migration of the Blanding's Turtles onto the subject property (i.e., permanent exclusionary turtle fence and Westbrook Road). These barriers, and the fact that Carp Road lies between the subject property and any other wetland habitat, make it highly unlikely that Blanding's Turtles would be utilizing the subject property as Category 3 Habitat (i.e., movement corridor between wetlands). Therefore, the potential for Category 3 Blanding's Turtle Habitat is not addressed any further in the impact and mitigation section of this EIS.

2.2 Landforms, Soils and Geology

(EIS Guidelines, Section 3.2.2)

Please describe the physical environment: the landform (e.g., sloped, flat, valley, hill, etc.) soils (e.g., silty, sandy, clay, peat, etc.) and depth to bedrock and type (e.g., limestone, shale, granite, etc.). Identify the source(s) of information used (e.g., personal knowledge, well record, available mapping). Attach copies of mapping and other supporting documentation when available.

Soils on the subject property were observed during the field investigation to be silty sand. Topography observed during the field investigation included a high area in the northwest section of the subject property sloping south towards Westbrook Road and east towards Carp Road. Although MNRF mapping shows wetland habitat present west of the subject property, this habitat was infilled in 2018, and a City of Ottawa snow dump was constructed on top of it (this was completed through an Overall Benefit Permit with the MNRF). Therefore, although a storm water pond was constructed in place of the wetland, the area no longer contains natural wetland habitat. There is also a storm water management pond southwest of the subject property where Blanding's Turtles were identified by MNRF as now present (Category 1 Habitat) (**Figure 1**).

2.3 Surface Water, Groundwater and Fish Habitat

(EIS Guidelines, Section 3.2.3)

Please describe the surface water features (e.g., creeks, drains, ponds, etc.) including their approximate widths and depths, duration of flow (i.e., is water present all year round or not) and location relative to your project. Are there any places where ponds occur during springtime or after storms? Describe drainage and groundwater conditions, including depth to groundwater where known.

There are no surface water features known to be present within subject property boundaries. No surface water features, evidence of groundwater, or fish habitat were observed during the field investigation.

Do any of the surface water features contain minnows or other fish? Please list the kinds of fish present (if known).

N/A

2.4 Vegetation Cover

(EIS Guidelines, Section 3.2.4)

Describe each of the types of vegetation community shown on the natural environment map (e.g., lawn, cropped field, old field, marsh, thicket/scrub, swamp, woods, etc.). List the most common plants observed in each of these communities, if possible.

Recently cleared forest (within the three months previous to the June 14, 2018 site visit) was observed to be present on the site. Vegetation was observed to be in the process of regenerating during the site visit. Vegetation species observed during the site visit included: cow vetch, common milkweed, goatsbeard, bladder campion, grass species, riverbank grape, colt's foot, European buckthorn, staghorn sumac, wild cucumber, Virginia creeper, white clover, poison ivy, dandelion, red raspberry, goldenrod sp., green ash, balsam poplar, tartarian honeysuckle, ox eye daisy, black meddick.

2.5 Wildlife

(EIS Guidelines, Section 3.2.5)

List all wildlife species known or suspected to occur in the vicinity of the property. Where possible, specify whether the animal lives on the property or whether it is a visitor (e.g., looking for food or migrating through). Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously).

<u>Species Name</u>	<u>Resident/Visitor</u>	<u>Evidence</u>
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No species of wildlife were observed during the June 14, 2018 site visit. Given the low-quality of habitat observed to be present (i.e., lack of cover and woody vegetation), the property would likely not provide significant habitat for any species of wildlife. Species such as the Song Sparrow (*Melospiza melodia*) (bird), Eastern Garter Snake (*Thamnophis sirtalis*) (reptile), Northern Leopard Frog (*Lithobates pipiens*) (amphibian), and White Tailed Deer (*Odocoileus virginianus*) (mammal), may forage on the property during the spring/summer/fall. The Song Sparrow may also nest in regenerating woody vegetation and periphery shrubs present on the subject property.

2.6 Habitat for Species At Risk

(EIS Guidelines, Section 3.2.6)

List any species at risk known or suspected to occur in the vicinity of the property. Indicate why each species has been included on this list (e.g., seen, tracks found, call heard, reported previously). Provide photographs if available.

Blanding's Turtle has been indicated by the MNRF to be present within the vicinity of the subject property. Refer to the section under Section 2.1 of this document for a discussion of the potential for this species to be present on the subject property.

3. DESCRIPTION OF THE PROPOSED PROJECT

(EIS Guidelines, Section 3.3)

Please attach any available drawings or plans of your proposed project, to illustrate the information provided below.

3.1 What is the purpose of the development or site alteration? (e.g., creation of a new lot for a single detached home, expansion of an existing home, etc.)

Development of an automobile body shop and vehicle inventory storage

3.2 What site preparation, if any, will be required? (e.g., brush-clearing, tree removal, blasting, grading, filling, etc.)

All vegetation/organics will be removed, select areas throughout the site will be filled and cut, rough grading will also be completed.

3.3 What construction or demolition activities, if any, will be required? (e.g., excavation, preparation of foundation/pad, installation of public or private utilities, construction/demolition of a building, landscaping, etc.)

Construction of a one-storey 7.6 metre tall automobile body shop, with approximate ground floor area of 1,552 sq. metres. Construction of parking for approximately 239 spaces, an area for motor vehicle inventory storage (approximately 1,095 spaces), landscaping, and construction of site infrastructure.

3.4 What ongoing activities, if any, will occur at the site? (e.g., private residence, operation of a small business, farming, etc.)

Operation of a small business.

3.5 Have you consulted with other regulatory agencies (e.g., Conservation Authority, Ministry of Natural Resources, Ministry of Environment) to determine whether your project will require their authorisation?

Yes, the Ministry of Natural Resources and Forestry - Kemptville District was consulted regarding potential impacts to Blanding's Turtle Habitat. See attached *Information Gathering Form*, and associated correspondence.

4. IMPACTS AND MITIGATION

(EIS Guidelines, Sections 3.4 and 3.5)

4.1 Based on the information provided above, complete the attached summary table to identify the potential impacts of the various project activities on the natural environment on or adjacent to your property, and the mitigation measures that will be used to avoid or reduce these impacts.

4.2 Will the project result in any positive effects on the natural environment? Please include positive effects in the summary table, and provide a brief description below.

5. CONCLUSION

(EIS Guidelines, Section 3.7)

Will the proposed project result in any negative impacts to natural features or ecological functions, once the recommended mitigation measures have been implemented? *NOTE: residual negative impacts to significant natural features or ecological functions may mean that the project cannot be approved as proposed.*

Given the fact that there are no significant natural features present on the subject property, it is unlikely the proposed development would result in any negative impacts to natural features or ecological functions.

6. DECLARATION

(EIS Guidelines, Section 3.7)

Please provide the names and affiliations of all individuals who contributed to the preparation of this EIS, and indicate their role(s) in the process (e.g., EIS author, biologist, planning consultant, geotechnical engineer). Attach resumés where needed to demonstrate professional qualifications.

Heather Lunn, EIS author, Terrestrial Ecologist

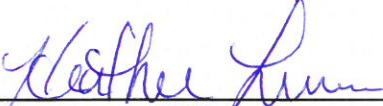
Matthew Wheeler, EIS Quality Control, Senior Ecologist

Ben Clare, background information, Senior Land Use Planner

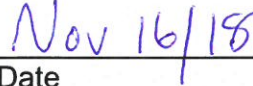
I hereby certify that the information contained within this EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process.

Signature of Owner/Applicant

Date



Signature of EIS Author
(if different from above)



Date

NOTE: Completion of this EIS form does not constitute or guarantee any type of planning approval

EIS Form, Section 4.1: Impacts and Mitigation Summary Table

Activity	Natural Heritage Feature/Function	Potential Effect (may be positive or negative)	Proposed Mitigation	Residual Effect (may be positive or negative)
Site Preparation				
Clearing of vegetation	Natural Vegetation (no SAR species present)	Loss of vegetation not significant on landscape	Include native species of vegetation in landscape plantings	Loss of some amount of natural vegetation within development footprint (~1 hectare).
	Breeding/nesting migratory birds	Impact to nests, eggs, nestlings	Conduct avian screening prior to clearing, from April 15 to August 15, of any year.	
Construction				
Operation				
Other				

Examples

Site Preparation: Vegetation clearing to allow for house construction.	Natural vegetation (note: no significant species or significant woodlands known to occur on site)	Loss of natural vegetation from site	Only clear the area that is required to allow for development (house, well, septic, laneway)	Loss of X ha of natural vegetation within development footprint
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OR

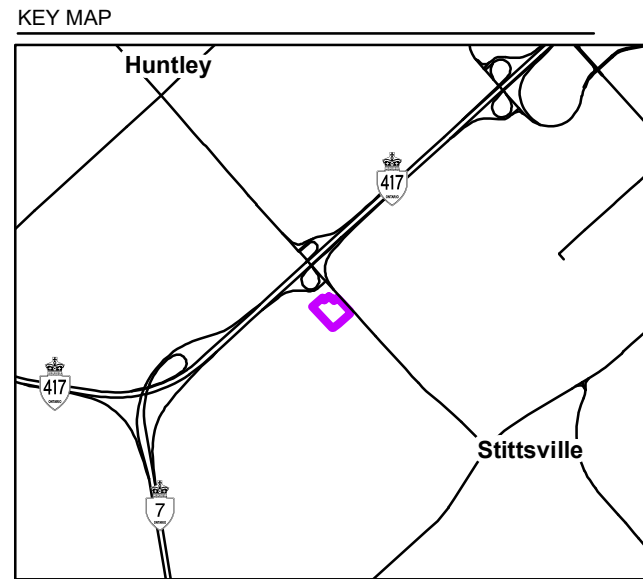
Other: Severance of 2 ha vacant lot for sale	Significant woodland on property	If new lot developed in woods, could lose up to 2 ha of woodland	New lot will be located outside of woodland	None
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H:\0 Project - Proposals\2017 Jobs\CP\OCP-17-0603 BBS_Body Shop_2113 Carp Road\GIS\mxd\OCP170603_01_BlandingsTurtleMap_11x17.mxd



LEGEND

- Contour (masl)
- Watercourse
- Permanent Turtle Exclusion Fence
- Approximate Subject Property Boundary
- Waterbody
- Wetland
- Approximate Area of Potential Category 1 Habitat
- Category 1 Habitat
- Category 2 Habitat
- Recently Cleared Area



DISCLAIMER

Aerial imagery is not consistent with existing conditions. Forested habitat has been cleared in area shown as *Recently Cleared Area* and wetland habitat has been back-filled.

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2018.



CLIENT:	BBS CONSTRUCTION		
PROJECT:	NESTING HABITAT REVIEW/IGF		
TITLE:	GENERAL MAP OF THE NATURAL ENVIRONMENT		
McINTOSH PERRY 115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	PROJECT NO: CP-17-0603	FIGURE:	
	Date	Nov., 09, 2018	1
	GIS	LC	
	Checked By	HL	

PHOTOS



Photo 1: Recently cleared area present within subject property boundaries, facing southeast, June, 14, 2018.



Photo 2: Heavily-compacted gravel area present on subject property, surrounded by fence, facing southeast, June 14, 2018.



Photo 3: Recently cleared area present within subject property boundaries, facing southeast, June 14, 2018.



Photo 4: Recently cleared area present within subject property boundaries, berm that separates the new City of Ottawa snow dump from subject property (permanent turtle fence is also installed there as of November 9, 2018), facing southwest, June 14, 2018.

Heather Lunn

From: Foss, Aaron (MNRF) <Aaron.Foss@ontario.ca>
Sent: September-04-18 9:04 AM
To: Heather Lunn
Subject: 2113 Carp Rd

Heather,

After a review of your IGF submitted for 2113 Carp rd, we have determined that it is unlikely that any development on site will contravene the ESA. We will not be requesting any further information here.

“From your IGF, it is my understanding that habitat currently exists on site which could be used by Blanding's Turtles as nesting habitat. It is my further understanding that these conditions were created by the clearing of the forest and disturbance of the soils on the subject property earlier this year. This existing disturbed soil habitat will be removed once construction on the property begins. The created habitat that presently exists on site is inaccessible to any turtles living in proximity to the subject property as a function of exclusionary fencing erected between the habitat previously identified by MNRF to be Blanding's Turtle habitat and the roads and hardened landscape that surrounds the property on the non-fenced sides.”

If you have any further comments or questions, please feel free to contact me

Aaron Foss

Sr. Fish and Wildlife Technical Specialist
Ministry of Natural Resources and Forestry
Kemptonville District
10-1 Campus Drive
Kemptonville, ON K0G 1J0
Ph: 613-258-8386

Heather Lunn

From: Matthew Wheeler
Sent: June-04-18 1:43 PM
To: Benjamin Clare; Foss, Aaron (MNRF)
Cc: Heather Lunn
Subject: RE: 2113-2125 Carp Road - Automobile Body Shop - EIS Req'ts / MNRF Permitting Req'ts

Hi Aaron,

It was good to speak with you this afternoon (June 4, 2018) regarding the potential for Blanding's Turtle nesting habitat at 2113-2125 Carp Road. Below are the discussion points from today's conversation;

- There is a known population of Blanding's Turtles in proximity to the subject property.
- Nesting surveys would determine if the property is Category 1 for Blanding's Turtle.
- Nesting surveys are time intensive and may not confirming a nesting occurrence even if a nesting event transpired.
- The ESA applies regardless of survey intensity and costs associated with surveys.
- McIntosh Perry will discuss with the landowner the option for undertaking a nesting habitat suitability review to determine the likelihood of turtles nesting based on soils, connectivity to habitats on/off site, etc. This would involve desktop review of aerial imagery and an on-site inspection of the habitat types available and proximity to aquatic features.
- Any work performed and conclusions reached would require solid rationale to be included in the IGF submission.

Feel free to add any points I may have missed.

Kind regards,

Matthew Wheeler, B.A.

Senior Ecologist/Project Manager

T. 613.542.3788 (ext 3123) | **F.** 613.542.7583 | **C.** 613.770.2624

From: Foss, Aaron (MNRF) <Aaron.Foss@ontario.ca>

Sent: May-31-18 1:11 PM

To: Benjamin Clare <b.clare@mcintoshperry.com>

Cc: Hayley, Matthew <Matthew.Hayley@ottawa.ca>

Subject: RE: 2113-2125 Carp Road - Automobile Body Shop - EIS Req'ts / MNRF Permitting Req'ts

Hi Benjamin,

I would recommend that turtle nesting surveys are completed and an IGF form submitted after that.

At that time we can discuss the need for a permit, or if mitigation and avoidance options can prevent any contravention of the Endangered Species Act.

If you have any follow up questions, or would like some direction with the process, feel free to call me

Aaron Foss

Sr. Fish and Wildlife Technical Specialist

Ministry of Natural Resources and Forestry
Kemptville District
10-1 Campus Drive
Kemptville, ON K0G 1J0
Ph: 613-258-8386

From: Benjamin Clare [<mailto:b.clare@mcintoshperry.com>]

Sent: May 30, 2018 4:32 PM

To: Hayley, Matthew <Matthew.Hayley@ottawa.ca>; Foss, Aaron (MNRF) <Aaron.Foss@ontario.ca>

Cc: Matthew Wheeler <m.wheeler@mcintoshperry.com>; David Traher <dtraher@myers.ca>; Frits Bosman (frits@bbsconstruction.ca) <frits@bbsconstruction.ca>; Curtis Melanson <c.melanson@mcintoshperry.com>; McCormick, Sarah <sarah.mccormick@ottawa.ca>; McWilliams, Cheryl <Cheryl.McWilliams@ottawa.ca>

Subject: 2113-2125 Carp Road - Automobile Body Shop - EIS Req'ts / MNRF Permitting Req'ts

Good afternoon Matthew and Aaron,

We're steadily moving towards a site plan control submission for this project and I'm hoping to obtain some clarity in relation to EIS requirements and MNRF permitting requirements given fairly substantial recent changes in the vicinity.

As you may recall, the subject lands are east of and adjacent to the Carp Road City Snow Dump, which is in advance stages of construction. A +/- 4m high berm has been installed at the south and east edges of the snow dump facility and I understand a "turtle exclusion fence" is being installed at the property limit. I also understand that wetlands just northwest of the subject lands have now been backfilled. Attached is MNRF Permit No. KV-C-001-15 dealing with butternuts and Blanding's Turtles. The Permit communicates that only "damaged" Category 3 habitat will remain on a portion of the subject lands (part of 2125 Carp Road).

The subject lands (2113-2125 Carp Road) have been assessed by a Certified Butternut Health Assessor who confirmed that there are no butternuts on site (letter attached). Since that assessment was carried out, we received confirmation from the MNRF that nothing else is required vis-à-vis butternuts. Most trees have been removed.

On the Blanding's Turtle front, in July of last year Aaron suggested that nesting potential should be assessed on the subject lands. Aaron, is that still the case given the extent of work that since been carried out? Is an Information Gathering Form (IGF) still required?

I've attached a recent preliminary site plan, which is still expected to change a fair bit.

Any commentary would be appreciated. Our office's Senior Ecologist, Matthew Wheeler (cc'd) will be able to discuss/respond on a more technical level if needed.

Thanks very much folks.

Benjamin Clare, MCIP, RPP

Senior Land Use Planner

115 Walgreen Road, R.R. 3, Carp, ON K0A 1L0

T. 613.836.2184 (ext 2290) | F. 613.836.3742 | C. 613.552.0925

b.clare@mcintoshperry.com | www.mcintoshperry.com

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Confidentiality Notice – If this email wasn't intended for you, please return or delete it. Click [here](#) to read all of the legal language around this concept.



For Internal Use Only

**Information Gathering Form for activities
that may affect species or habitat protected
under the *Endangered Species Act***

Tracking Number	Lead District
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Note: It is anticipated that the completion of this form will take multiple extended sessions. It is recommended that proponents download and save the form and the associated guide book to their local hard drive in order to more easily facilitate this task. Adobe Reader 10 is required to save, view and add data to the form. If you require this version of Adobe, [select download](#) to download it for free. To review the entire form, [select view](#). It is strongly recommended that while completing the form, proponents read all associated tabs and help buttons to ensure the information requirements are clearly understood.

Personal information in this form is collected under the authority of Section 53 of the *Endangered Species Act, 2007*. The information provided will be used for the purposes of administering the Act and its Regulations. Questions about the use of this information should be directed to the species at risk representative at the local MNR office (http://www.mnr.gov.on.ca/en/ContactUs/2ColumnSubPage/STEL02_179002.html) for the location where the proposed activity will take place.

Fields marked with an asterisk (*) are mandatory.

1. Contact Information
Proponent Contact Information ☐ check this box if the proponent is a private individual

Legal Last Name* Traher	Legal First Name* David	Legal Middle Initial(s)
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Full Mailing Address

Unit No.	Street No.* 1200	Street Name* Baseline Road	P.O. Box
Rural Route	Postal Station	Lot No.	Concession
City/Town* Ottawa	Province* Ontario	Postal Code* K2C 0A6	
Telephone No.* 613 225-2277 ext.	Fax No.	Email (if available)	

Primary Contact for Proponent

Is the proponent the primary contact for this form? *

☐ Yes ☒ No

Last Name* Lunn	First Name* Heather	Middle Initial(s)
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Position/Title
Terrestrial Ecologist

Legal Name of Organization/Company
McIntosh Perry Consulting Engineers Limited

Full Business Mailing Address

Unit No.	Street No.* 115	Street Name* Walgreen Road	P.O. Box
Rural Route RR3	Postal Station	Lot No.	Concession
City/Town* Carp	Province* Ontario	Postal Code* K0A 1L0	
Business Telephone No.* 613 836-2184 ext. 2277	Business Fax No.	Business Email (if available) h.lunn@mcintoshperry.com	

Authorization*

☒ I, David Traher (proponent's name), authorize Heather Lunn (primary contact's name) to disclose information required by the Ministry of Natural Resources for the purpose of administering the *Endangered Species Act, 2007* and its Regulations and in accordance with the *Freedom of Information and Protection of Privacy Act, 1990*.

Save

Species at Risk Field Surveys

Has MNR determined whether species at risk surveys required?*

If proponent has not already contacted the local MNR office regarding species surveys, please do so before proceeding with the form.

☒ Yes, surveys required ☐ No, surveys not required

Is the primary contact for the proponent, the same as the principal species at risk surveyor?*

☒ Yes ☐ No

Species at risk principal surveyor contact information

Last Name*	First Name*	Middle Initial(s)
Position/Title		
Legal Name of Organization/Company		

Full Business Mailing Address

Unit No.	Street No.*	Street Name*	P.O. Box
Rural Route	Postal Station	Lot No.	Concession
City/Town*		Province*	Postal Code*
Business Telephone No.* ext.	Business Fax No.	Business Email (if available)	

Summarize any species at risk surveyors experience and knowledge (i.e., relevant qualifications)

Principal Surveyor - Heather Lunn, Terrestrial Ecologist, McIntosh Perry Consulting Engineers Ltd. - has experience in obtaining Overall Benefit Permits (Butternut & Blanding's Turtle) with the MNRF, in addition to registering projects with the MNRF that have the potential to cause harm to Species at Risk (SAR) (i.e., Barn Swallows, Blanding's Turtle, Butternut). She has also coordinated and conducted targeted field surveys for SAR bats, SAR turtles and multiple SAR birds (e.g., Eastern Whip-poor-will, Least Bittern, Bobolink, Eastern Meadowlark, Henslow's Sparrow, Kirtland's Warbler, etc.). These surveys have utilized MNRF protocols, where applicable. Ms. Lunn has provided SAR Awareness training to multiple Contractors. She has also performed screening for SAR on over 2,800 infrastructure renewal projects within the City of Ottawa.

Names of the other surveyors who assisted in (or will be assisting in) carrying out the species at risk surveys:

2. Activity Overview

Primary Activity Sector (please check one)*

- | | |
|--|--|
| <input type="checkbox"/> aggregate | <input type="checkbox"/> renewable energy (hydroelectric) |
| <input type="checkbox"/> agriculture | <input type="checkbox"/> renewable energy (wind/solar/biofuel) |
| <input checked="" type="checkbox"/> construction or development | <input type="checkbox"/> transportation |
| <input type="checkbox"/> mining | <input type="checkbox"/> existing infrastructure (e.g., utility corridors, dams, drains) |
| <input type="checkbox"/> forestry | <input type="checkbox"/> research |
| <input type="checkbox"/> non-renewable energy (e.g., oil and gas, nuclear) | <input type="checkbox"/> tourism, culture, recreation |
| <input type="checkbox"/> other (specify) | |

Save

Briefly summarize **what the proposed activity entails**, its **purpose** (e.g., research, constructing a home, building a subdivision, quarry establishment/operation, road construction, etc.), the **general location** of the activity and **current land uses** at that location.

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into the space provided below. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Brief Description

The proponent is seeking to develop a car repair shop and a parking lot to store cars on the subject property.

Purpose

The proposed activity entails the development of a car repair shop and a parking lot to store cars.

General location

The location of the proposed development is at 2113-2125 Carp Road, Carp, Ontario. It is located in Part of Lot 2, Concession 3, Geographic Township of Huntley, City of Ottawa.

Current land uses (including Aboriginal land uses, where known) on/surrounding the proposed activity location

The subject property where the development is proposed contains recently cleared forested land with a gravel parking lot. The surrounding land uses consist of a recently filled-in wetland/cleared forest (now a City of Ottawa snowdump), industrial and commercial buildings, highways and roads.

Duration of the Proposed Activity

Targeted start date for the activity (yyyy-mm-dd)

2019-04-01

Targeted completion date for the activity (yyyy-mm-dd)

2019-09-30

Environmental Assessment

What Environmental Assessment has been or will be done in association with this activity? (Enter N/A if not applicable)

To date, one (1) site visit has been completed for the screening of potential Blanding's Turtle nesting habitat and other sensitive natural heritage features. An associated screening memorandum summarizing the results of the screening has been completed by McIntosh Perry (Screening Memorandum, June 29, 2018, Heather Lunn, McIntosh Perry), and has been received by the client.

Save

3. Activity Details – Where, When, and How

Activity Location(s): 1

Provide detailed descriptions of the location(s) of the proposed activity according to each of the items below. In cases where the activity will occur in multiple locations, the following should be described for each location.

A. Location*

- ☐ Geographic coordinates of the activity location
- ☒ Legal Description of activity location

Legal Description of activity location

Civic Address

Unit No.	Street No. 2113	Street Name Carp Road	P.O. Box	Rural Route
City/Town Carp			Province Ontario	Postal Code
Lot(s) and Concession(s) Lot 2, Concession 3		Assessment Roll Number(s)	Geographic Township(s) Huntley	
Local Municipality(ies)			Regional Municipality, County or Territorial District(s) City of Ottawa	

B. Land Ownership

Indicate the land ownership for the proposed activity (please check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Federal crown land/water or protected area | <input type="checkbox"/> First Nation Reserve |
| <input type="checkbox"/> Municipal land/water | <input checked="" type="checkbox"/> Private property |
| <input type="checkbox"/> Provincial crown land/water | <input type="checkbox"/> Provincial crown land – provincial park/conservation reserve |
| <input type="checkbox"/> Other (identify) | |

C. MNR district(s) where the activity will take place

Kemptville

D. Identify the **ecological communities** (e.g., agricultural (hayfield, crop, pasture), forest type and age (deciduous, coniferous, mixed wood; early/late successional forest), tallgrass prairie, etc.) at and surrounding the activity location.

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into the space provided below. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Ecological Communities

The subject property contains recently cleared forested land with a gravel parking lot. The surrounding land uses consist of a recently filled-in wetland/cleared forest (now a City of Ottawa snowdump), industrial and commercial buildings, highways and roads.

Activity Methodology

(How each stage of the activity will be carried out)

In Table 1, please provide a detailed **description** of the various components of the proposed activity over the activity's full lifespan. In the context of this form, "activity" is defined broadly to include all components associated with all stages of the activity including, but not limited to, site access and investigation, site preparation and construction, operation and maintenance, closure, decommissioning and completion, and rehabilitation and restoration stages. **The level of detail provided should reflect the size and complexity of the activity.**

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into Table 1. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Save

Table 1. Detailed description of the various components/stages of the proposed activity.

Component / Stage	Targeted Dates		Detailed Description of Methodology
	Start Date (yyyy-mm-dd)	Completion Date (yyyy-mm-dd)	
Construction/ Development	2019-04-01	2019-09-30	Construction activities will involve site-preparation, including grading and excavation, installation of site works and construction of structure(s).
Use after development	2019-10-01		Car repair shop, parking lot to store cars

Are there any site-related or technical limitations that restrict how this activity may be carried out?
No.

Save

4. Indication of Species at Risk and Habitat Found at or near the Activity Location

Records Review

Proponents are requested to outline what protected species at risk or habitats may be present at or near the proposed activity location. An activity is considered "near" a species at risk or its habitat if the activity is physically located within a reasonable distance of the species or habitat **and** there is a reasonable likelihood that the adverse effects of the activity will affect the species or extend into its habitat. In outlining this, proponents should consider the area that is reasonably likely to be affected by any of the stages of the proposed activity. This area may extend beyond the physical (direct) footprint of the activity itself.

While the local MNR office may be able to provide advice for completing this information, proponents are expected to conduct a records review. Some links to information sources can be found on page 1 of this form under the information sources tab. The results of the records review should be recorded in Table 3. The results of the records review should be recorded in Table 3.

Species at Risk Surveys

Where there is insufficient species at risk data or information, proponents may also be required to conduct species at risk surveys at or near the proposed activity location. The methodology and results from these species surveys can be recorded in Tables 2 and 3.

An ESA authorization (e.g., a permit under clause 17(2)(b) of the Act) may be required to conduct species at risk surveys.

Determining the presence of species at risk and their habitats often requires a higher degree of knowledge and expertise that may not be a standard requirement for routine environmental assessments. Species at risk surveys must be undertaken by a qualified professional who is familiar with the species/habitat anticipated to be at or near the proposed activity location. Survey methods must be specific to each species at risk (or groups of similar species) that is reasonably expected to be found at or near the proposed activity location. **It is strongly recommended that proponents contact the local MNR office prior to conducting any surveys to confirm whether surveys are required**, that they are conducted using appropriate methods and protocols, and that any required ESA or other MNR authorizations are obtained. *Note: costs associated with conducting surveys are the responsibility of the proponent.*

In Table 2, please describe any surveys that have been (or will be) undertaken to assess what protected species at risk and habitats may be present at or near the activity location.

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into Table 2. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Save

4. Indication of Species at Risk and Habitat Found at or near the Activity Location

Table 2. Overview of species at risk surveys to outline what species at risk and habitats may be present at or near the activity location

☐ Check this box if no species at risk surveys have been done or are planned

Targeted species	Start/End dates and times for surveys	Detailed description of survey protocols and methods	Search Effort (e.g., number of searches, search time, transects per area, number of surveyors, number of survey stations)	Has the survey been completed?
Blanding's Turtle	June 14, 2018 at 1:10	Survey protocols/methods consisted of a physical walk-through of the site to classify habitat (i.e., is it appropriate for turtles nesting), and to search for evidence of turtles nesting on site.	Search effort consisted of one (1) site visit, approximately one hour in length. One (1) surveyor surveyed the subject property.	<input checked="" type="checkbox"/> completed <input type="checkbox"/> yet to be completed

In Table 3, please record:

- all protected species at risk occurrences and habitat observations made at or near the proposed activity location;
- the [SARO list](#) status for each species;
- the rationale which indicates that the species or habitat may be present at or near the proposed activity location. This rationale should be based on information and data collected during the records review and through field surveys (if applicable).

If this information is available in an existing report, proponents can copy and paste the relevant information from the report(s) into Table 3. Please reference the title, author and date of the report(s) from which the copy and paste sections originate.

Please submit all new observation data for any endangered or threatened species to the Natural Heritage Information Centre (NHIC) using the Rare Species reporting form available at: http://nhic.mnr.gov.on.ca/species/species_report.cfm.

Any new observation data for other provincially tracked species (e.g., special concern species) that may have been observed at or near the proposed activity location should also be submitted to the NHIC.

Table 3: Summary of species at risk and their habitats found at or near the proposed activity location. Identify information sources as required. Note: It is recommended that representative photos of the habitat areas and features found at or near the proposed location of the activity be submitted with this form (opportunity to add attachments is in the next section). Be sure to include the time, date and location where each photo was taken.

Species name *	Species 1	Species 2
	Blanding's Turtle	
Species status in Ontario* (provided in the SARO List)	<input checked="" type="checkbox"/> Threatened <input type="checkbox"/> Endangered	<input type="checkbox"/> Threatened <input type="checkbox"/> Endangered
Presence/absence of species/habitat at or near the proposed activity location*	<input checked="" type="checkbox"/> individuals of the species absent <input type="checkbox"/> individuals of the species present	<input type="checkbox"/> individuals of the species absent <input type="checkbox"/> individuals of the species present
Number of individuals observed and how (e.g., visual sighting, auditory observation, etc.) Also indicate life stage of the individuals (e.g., adult, juvenile, fruiting, etc.) where possible, dates the observations were made, the geographic coordinates of the observations, etc.	N/A	
Detailed ecological description of the landscape. Include the Ecological Land Classification (ELC), Forest Ecosystem Classification (FEC), or Aquatic Resource Area (ARA) information, slope, aspect, soils, substrate, dominant plant species, associated plant species, etc.. If you require assistance in completing the required information, please contact the local MNR office.	Recently cleared (early 2018) land (previously green ash deciduous forest), sandy soils, vegetation species included opportunistic "weed" species, e.g., bladder campion, crabgrass, cow vetch, goldenrod, etc., in addition to riverbank grape, staghorn sumac (saplings), and green ash (saplings).	
Description of habitat features on site. Note any key habitat features (e.g., nests, hibernacula, calving areas, dens, roost trees, etc) observed at or near the activity location including the geographic coordinates of the observations. If you require assistance in completing the requested information, please contact the local MNR office species at risk representative.	The property contains disturbed, moist, but well-drained sandy soils exposed to sunlight (due to recently removed forest - early 2018), potentially appropriate for turtle nesting habitat. The subject property also contains a gravel parking lot. Although gravel can be suitable nesting material for Blanding's Turtles, the gravel in this area was observed to be heavily compacted, and was surrounded by a fence that would prevent any turtles from entering the area and nesting.	

<p>How and when the species is (or may be) using the habitat to carry out its life processes</p> <p>Indicate if the habitat is being used by the species for reproduction, rearing, hibernation, over-wintering, migration, feeding, resting (including predator avoidance), dispersal, daily movement, or any other life process (please specify). If it is not clear which life process the habitat is supporting, please indicate "unknown". If you require assistance in completing the requested information, please contact the local MNR office species at risk representative.</p>	<p>Historically, the subject property would not have been considered nesting habitat for Blanding's Turtles, as aerial photos (and historical observations of the property by the McIntosh Perry surveyor from the road) show that it was previously forested. Forested habitat is unsuitable turtle nesting habitat due to shaded conditions that would prevent sufficient embryo development and growth during the egg incubation period. However, the recent clearing (early 2018) of the woody vegetation has provided opportunity for turtles to nest in the disturbed moist, but well-drained sandy soils, which are now exposed to sunlight.</p>
<p>Other available information that suggests the effects of the activity, not just the physical (direct) footprint, may overlap with species at risk occurrences and/or habitat (e.g., species expert's opinion, etc.).</p>	<p>Blanding's Turtles were identified by MNRF to be in the vicinity of the subject property, prior to the adjacent wetland being filled-in. However, the likelihood of the species utilizing the subject property for nesting purposes is low. This is due to the fact that the habitat present on the subject property is marginal for turtle nesting purposes, and also the fact that there are barriers between the areas where Blanding's Turtles are potentially present (see attached figure - Potential Blanding's Turtle Habitat), and the potential nesting habitat on the subject property. The attached figure shows Category 1 Habitat for Blanding's Turtles identified by the MNRF, as present ~193 m southwest of the subject property. However, Westbrook Road (a migration barrier), is located between the Category 1 Habitat and the subject property. The road would present a hazard to migrating turtles and would prevent many of them from successfully gaining access to the subject property. In addition, there is potential Category 1 & 2 Habitat identified by MNRF, on the adjacent snowdump property, approximately ~162 m</p>

	<p>west of the subject property (see attached figure). Any turtles present in this habitat would be prevented from travelling onto the subject property by the permanent turtle/wildlife exclusion fence that the City has had installed on the east, south, and north boundaries of the snowdump property (see attached figure).</p>	
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5. Activity and Species at Risk Maps and Photos

Provide one or more maps of appropriate scale that clearly illustrate the following items. In cases where the activity will occur in multiple locations, the following should be illustrated for each location.

- Ecological Land Classifications (ELC), Forest Ecosystem Classifications (FEC), or Aquatic Resource Areas (ARA) for the location and surrounding area (if available);
- Topographic information;
- Any designated natural features;
- Name(s) of any waterbodies occurring at or near the activity location (if applicable);
- Current land uses (if available);
- Location and boundaries (i.e. footprint) of the proposed activity **in relation to the surrounding landscape**;
- Location of each species at risk occurrence and habitat found at or near the proposed activity location. Also, include the location and description of any habitat features (e.g., nest, hibernaculum, calving area, vernal pools, spawning beds) found at or near the proposed activity location; and
- Data sources, scale, north arrow and legend for the maps.

Use of aerial photography and satellite imagery is strongly encouraged. Please indicate the date aerial photos or satellite images were taken as well as the date maps were created.

Please list and attach relevant maps, shapefiles, photos and satellite images that are available.

Do not include personal information on maps, aerial photos and satellite images.

List of Attached Documents

Note: The total space for attachments is limited to 25MB. Links to existing FTP sites containing photos and other materials for the proposed activity can be indicated in the list of attached documents space.

[2113-2125 CarpRd_Photos.pdf](#)

[0CP170603_01_BlandingsTurtleMap.pdf](#)

Save

6. Species at Risk and Habitat that may be Affected by the Activity

In Table 4, please provide your interpretation of:

- the protected species at risk and habitats that are likely to be affected by the proposed activity; and
- how and to what extent these protected species and habitats may be affected. Where the proponent requires assistance in completing the information in this part of the form, contact the local MNR office species at risk representative.

This information and other information submitted in this form will be considered by MNR when assessing and determining whether a proposed activity is likely to contravene subsections 9(1) or 10(1) of the ESA and thus whether it is advisable for the proponent to apply for and obtain an overall benefit permit under clause 17(2)(c) of the ESA prior to proceeding with the proposed activity to avoid contravening the Act.

Species affected by activity	How and to what extent each species or habitat may be positively affected	How and to what extent each species or habitat may be adversely affected
Blanding's Turtle		With the recent removal of forested habitat on the subject property (early 2018), the resulting disturbed soils would provide potential nesting habitat for the Blanding's Turtle. The proposed development would remove this habitat. However, although Blanding's Turtles were known by MNRF to be in the area prior to the adjacent wetland being filled-in, the likelihood of the species utilizing the subject property for nesting purposes is low. The potential habitat created by removal of trees is marginal. In addition, there are barriers between the areas where Blanding's Turtles are potentially present (see attached figure - Potential Blanding's Turtle Habitat), and the potential nesting habitat on the subject property. The attached figure shows Category 1 Habitat for Blanding's Turtles identified by the MNRF, as present ~193 m southwest of the subject property. However, there is a road (migration barrier), between the Category 1 Habitat and the subject property that would prevent the majority of turtles from gaining access to the subject property. In addition, there is potential Category 1 Habitat identified by MNRF, on the adjacent snowdump property, approximately ~162 m west of the subject property. Any turtles present in this habitat would be prevented from travelling onto the subject property by the permanent turtle exclusion fence that the City has had installed on the east, south, and north boundaries of the snowdump property (see attached figure).

Save

7. Submission Information

Date this form was submitted to the local MNR office (yyyy-mm-dd)*

2018-08-02

Please note: the email function will not work if you do not have your automatic email settings established. In these cases, please save a copy of your form, access your email account and attach a copy of the form for email submission to your local MNR. The list of MNR office email addresses is below for your reference.

Email Client Option *

☒ Default Email Application (e.g., MS Outlook)

☐ Internet Email (e.g., Yahoo or Hotmail. Save the form and send it manually to the MNR office by using internet email service.)

Local MNR office this form is submitted to*

Kemptville

MNR Email Address for reference

sar.kemptville@ontario.ca

Proposal Title*

2113-2125 Carp Road Development

Authorization*

☒ I, Heather Lunn (insert name, hereafter "proponent"), confirm that the information provided in this form is accurate and complete to the best of my knowledge. I understand that a summary of the information provided in this form, excluding any personal information or details that could be used to locate or harm an endangered species, may be posted on the Ministry of Natural Resources Species at Risk website and the Environmental Registry. I also understand that this information will be used for the purpose of administering the *Endangered Species Act, 2007* and its Regulations in accordance with the *Freedom of Information and Protection of Privacy Act, 1990*.

[Print summary pages](#)

SCREENING MEMORANDUM

To: David Traher, Director – Real Estate and Construction, Myers Automotive Group
From: Heather Lunn, Terrestrial Ecologist, McIntosh Perry Consulting Engineers Ltd.
Date: June 29, 2018
Re: Blanding's Turtle (*Emydoidea blandingii*) Nesting Habitat Suitability Review, 2113-2125 Carp Road, Ottawa

1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry), was retained by BBS Construction (Ontario) Ltd., to provide a Blanding's Turtle nesting habitat suitability review on the property located at 2113-2125 Carp Road (subject property) (**Figure 1** – appended to this memo). Blanding's Turtle and their habitat is known to occur in the immediate vicinity of the subject property. The following memorandum outlines the background, methodology and findings of the field review, and includes recommendations to prevent impacts to potential nesting habitat of the Blanding's Turtle.

2.0 BACKGROUND

The Blanding's Turtle is listed as a Threatened species on the *Species at Risk in Ontario List* (SARO), Ontario Regulation 230/08. The species is protected from killing, harm, and harassment under Section 9(1)(a) of the *Endangered Species Act, 2007* (ESA). Section 10(1)(a) of the ESA prohibits the damage or destruction of habitat for endangered and threatened species.

According to information provided by the Ministry of Natural Resources and Forestry (MNRF) – Kemptville District, the subject property contains previously identified Category 3 Blanding's Turtle Habitat. Category 3 Habitat is defined under the MNRF's *General Habitat Description for the Blanding's Turtle (Emydoidea blandingii)* as "the area between 30 m and 250 m around suitable Category 2 wetlands/waterbodies...", and has "...the highest tolerance to alteration". Category 1 Habitat (i.e., nest sites or overwintering sites and the area within 30 m of these site), and Category 2 Habitat (i.e., the wetland complex that extends up to 2 km from an occurrence and 30 m around these suitable wetlands/waterbodies), was identified by MNRF on the adjacent property (**Figure 2** – appended to this memo). Due to the proximity of Category 1 and 2 Habitat, MNRF requested a review be conducted, of the subject property, in order to determine if appropriate Blanding's Turtle nesting habitat was present within subject property boundaries (i.e., proper soil composition, connectivity to wetland habitat/waterbodies on/off-site, etc.).

3.0 FIELD REVIEW

The field review to determine the potential for appropriate Blanding's Turtle nesting habitat within subject property boundaries was conducted by H. Lunn of McIntosh Perry on June 14, 2018 at 1:10 p.m. Weather

conditions during the field review were overcast and light drizzle, 18°C, with high winds. Photos were taken during the review, and can be found at the end of this memo.

4.0 FINDINGS

During the field review, it was observed that the subject property had been recently cleared (i.e., within the past three months) (**Photos 1 & 2**). Historically, the subject property would not have been considered nesting habitat for Blanding's Turtles, as aerial photos show that it was previously forested. Forested habitat is unsuitable nesting habitat due to shaded conditions that would prevent sufficient embryo development and growth during the egg incubation period. However, the recent clearing of the woody vegetation has provided optimal conditions for turtle nesting habitat within the disturbed moist, but well-drained sandy soils, which are now exposed to sunlight (**Photo 3**). There is the potential that Blanding's Turtles may cross the road from the Category 1 habitat present approximately 210 m southwest of the subject project (**Figure 2**). However, due to the distance between the two locations, and the fact that the subject property was not previously conducive to nesting habitat for the Blanding's Turtle, it is unlikely that this would occur. This area has been outlined on **Figure 2**. The subject property also contained a gravel parking lot. Although gravel can be suitable nesting material for Blanding's Turtles, the gravel in this area was observed to be heavily compacted, and was surrounded by a fence that would prevent any turtles from entering the area and nesting (**Photo 4**).

5.0 RECOMMENDATIONS

Due to the existing suitable biophysical conditions of the subject property for turtle nesting activities, and the fact that it cannot be guaranteed that turtles have not nested within the subject property boundaries during the spring of 2018, we recommend that any proposed excavation or development activities be delayed until after September 15, 2018. After such time, any turtle eggs which may have been laid in the spring of 2018 will have hatched, and the permanent exclusion fence on the adjacent property will be completed, which will deter turtles from nesting in the subject property in the future.

6.0 LIMITATIONS


The desktop review and field review were undertaken by McIntosh Perry specifically for this report. Any conclusions or recommendations made in this report reflect McIntosh Perry's judgment based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of the preparation of this report. Recommendations or conclusions made regarding the findings of the field review can only be made based on information available in the appended report.

This report has been prepared for specific application to this site and is based, in part, upon visual observation of the study site and investigations at various locations during a specific time interval, as described in this report. **Unless otherwise stated, the findings cannot be extended to previous or future site conditions, or portions of the site which were unavailable for direct investigation.**

If site conditions, legislation, or applicable standards change or if any additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary.

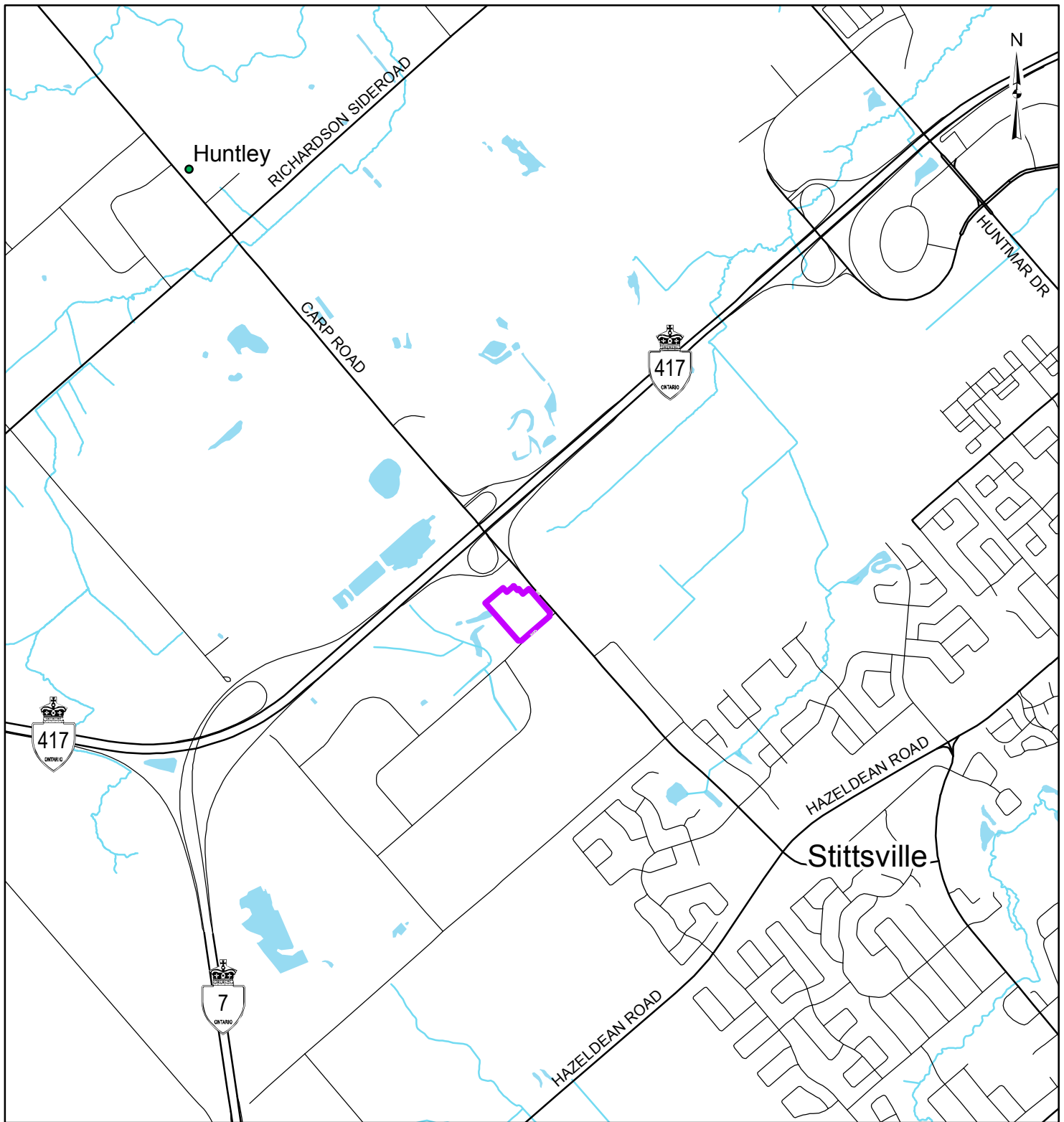
If you have any questions, comments, or concerns, please do not hesitate to contact the undersigned at McIntosh Perry at 613-836-2184 (ext. 2277).

Respectfully,

A handwritten signature in black ink, appearing to read "Heather Lunn". The signature is fluid and cursive, with the first name "Heather" written in a larger, more prominent script than the last name "Lunn".

Heather Lunn, B.A.
Terrestrial Ecologist
McIntosh Perry Consulting Engineers Ltd.
T. 613.836.2184 ext. 2277
C. 613.812.8987
E. h.lunn@mcintoshperry.com

FIGURES

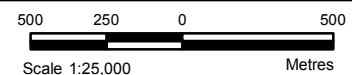


LEGEND

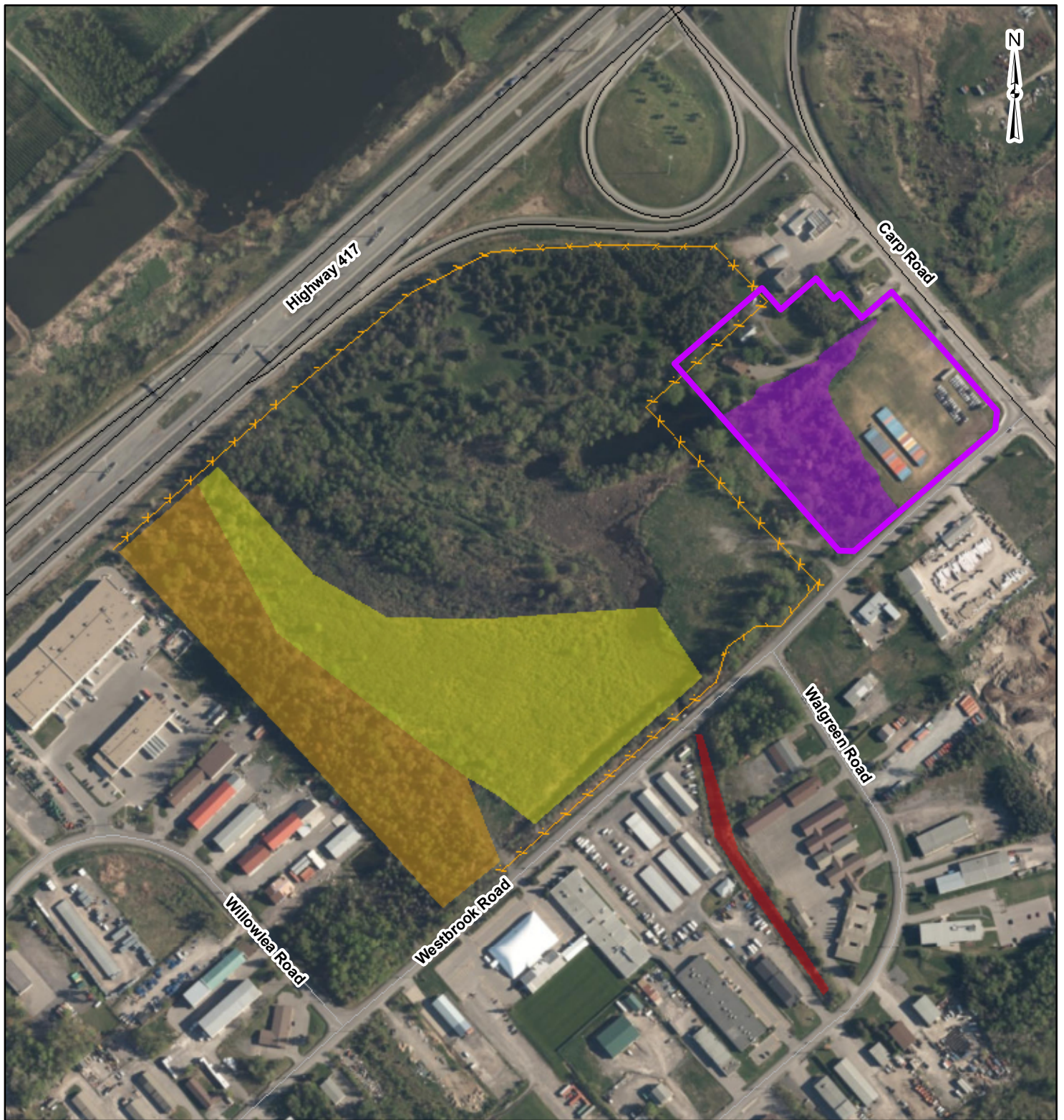
- Approximate Property Boundary
- Local Road
- Major Road
- Watercourse
- Waterbody

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2018.



CLIENT:		BBS CONSTRUCTION	
PROJECT:		NESTING HABITAT REVIEW	
TITLE:		KEY MAP	
McINTOSH PERRY <small>115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com</small>		PROJECT NO: CP-17-0603	FIGURE:
		Date	Jun., 22, 2018
		GIS	SK
		Checked By	HL
			1

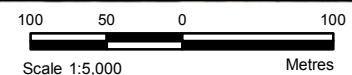


LEGEND

- Approximate Property Boundary
- x-x-x Permanent Turtle Exclusion Fence
- Approximate Area of Potential Category 1 Habitat
- Category 1 Habitat
- Category 2 Habitat
- Potential Blanding's Turtle Nesting Habitat

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2018.



CLIENT:		BBS CONSTRUCTION	
PROJECT:		NESTING HABITAT REVIEW/IGF	
TITLE:		POTENTIAL BLANDING'S TURTLE HABITAT	
McINTOSH PERRY 115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com		PROJECT NO: CP-17-0603	FIGURE:
		Date	Jun., 22, 2018
		GIS	JD
		Checked By	DA
			2

PHOTOS



Photo 1: Recently cleared area present within subject property boundaries. Appropriate Blanding's Turtle nesting habitat is potentially present in this area of the subject property due to freshly disturbed soils, facing northwest, June, 14, 2018.



Photo 2: Recently cleared area present within subject property boundaries. Appropriate Blanding's Turtle nesting habitat is potentially present in this area of the subject property due to freshly disturbed soils, facing southeast, June, 14, 2018.



Photo 3: Exposed soil present within recently cleared area of subject property. Soils are freshly disturbed, moist, well-drained, sandy, and exposed to sunlight, making them ideal nesting habitat for the Blanding's Turtle, June 14, 2018.



Photo 4: Heavily-compacted gravel area present on subject property, surrounded by fence, facing southeast, June 14, 2018.