REPORT

Scoped Environmental Impact Statement

Building Expansion - Holiday Inn Express and Suites Hotel 2055 Robertson Road, Nepean, Ontario

Submitted to:

Manga Hotels (Nepean) LP c/o Kingslake Projects Inc.

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Distribution List

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1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by Manga Hotels (Nepean) LP c/o Kingslake Projects Inc. to complete an Environmental Impact Statement (EIS) for a proposed building expansion at the Holiday Inn Express and Suites Hotel, 2055 Robertson Road, Ottawa, Ontario (the Site; Figure 1). For the purposes of this report, the lands within 120 m of the Site are considered the Study Area.

This EIS has been prepared to meet the requirements of the City of Ottawa (Ottawa 2023) and has been scoped to focus on the potential impact of the proposed project on the specific items identified during pre-consultation.

2 ENVIRONMENTAL POLICY CONTEXT

The Site is in the City of Ottawa. Documents reviewed to gain an understanding of the natural heritage features and regulations that are relevant to the Site consisted of the following:

- The Provincial Planning Statement (PPS; MMAH 2024)
- The *Fisheries Act* (Canada 1985)
- The *Migratory Birds Convention Act* (Canada 1994)
- The *Species at Risk Act* (Canada 2002)
- The *Endangered Species Act* (Ontario 2007)
- The City of Ottawa Official Plan (Ottawa 2021)
- The Rideau Valley Conservation Authority (RVCA) O.Reg. 41/24

An overview of the above noted legislation and policy documents is discussed in Sections 2.1 to 2.6.

2.1 Provincial Planning Statement

The Provincial Planning Statement [PPS; (MMAH 2024)] was issued under Section 3 of the *Planning Act* (Ontario 1990a). The natural heritage policies of the PPS (Policy 4.1 – Natural Heritage) indicate that:

4.1.4 Development and site alteration shall not be permitted in:

i) Significant wetlands in Ecoregions 5E, 6E and 7E.

ii) Significant coastal wetlands.

4.1.5. Unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted in:

i) Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E.

ii) Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River).

iii) Significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River).

iv) Significant wildlife habitat.

v) Significant areas of natural and scientific interest.

vi) Coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4(b).

4.1.6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

4.1.7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

4.1.8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5 or 4.1.6 unless the ecological function of the adjacent lands

has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

4.1.9. Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.

Section 4.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features. Focus is given to maintaining hydrologic linkages and functions at the watershed scale to minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts of development.

The PPS defines “development” as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act* (Ontario 1990a). “Site alteration” means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a Site.

2.2 Fisheries Act

The purpose of the federal *Fisheries Act* (Canada 1985) is to maintain healthy, sustainable, and productive Canadian fisheries through the prevention of pollution and the protection of fish and their habitat. Under the *Fisheries Act* (Canada 1985), work in and near water must comply with the fish and fish habitat protection provisions of the *Fisheries Act* by incorporating measures to avoid (DFO 2019):

- causing the death of fish
- harmful alteration, disruption, or destruction (HADD) of fish habitat in the work, undertaking or activity

All projects where work is being proposed that cannot avoid impacts to fish or fish habitat require a Fisheries and Oceans Canada (DFO) project review (DFO 2019). DFO will review the project to identify potential risks of the project to the conservation and protection of fish and fish habitat. If potential impacts can be avoided, project approval is not required (DFO 2020). However, if it is determined that the project will result in death of fish or HADD of fish habitat, an authorization is required under the *Fisheries Act*. Proponents of projects requiring a *Fisheries Act* authorization may be required to also submit a habitat offsetting plan, which provides details of how the death of fish and/or HADD of fish habitat will be offset, and outlines associated costs and monitoring commitments. Proponents also have a duty to notify DFO of any unforeseen activities during the project that cause harm to fish or fish habitat.

2.3 Migratory Birds Convention Act

The *Migratory Birds Convention Act* (MBCA; Canada 1994) prohibits the killing or capturing of migratory birds, as well as any damage, destruction, removal or disturbance of active nests. It also allows the Canadian government to pass and enforce regulations to protect various species of migratory birds, as well as their habitats.
While Environment and Climate Change Canada (ECCC) can issue permits allowing the destruction of nests for scientific or agricultural purposes, or to prevent damage being caused by birds, it does not typically allow for permits in the case of industrial or construction activities.

In 2022, new Migratory Birds Regulations (MBR) were adopted that afford year-round protection to the nests of sixteen migratory species, until the nest is deemed to be abandoned. Nest abandonment must be reported through the Abandoned Nest Registry, administered by ECCC, if there is a need to damage, disturb, destroy, or remove a nest of a species listed in Schedule 1 of the MBR. The time period to confirm nest abandonment varies by species, and ranges from 12 to 36 months.

2.4 Species at Risk

2.4.1 Species at Risk Act (SARA)

At a federal level, Species at Risk (SAR) designations for species occurring in Canada are initially determined by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). If approved by the federal Minister of the Environment and Climate Change, species are added to the federal List of Wildlife Species at Risk (Canada 2002). Species that are included on Schedule 1 as endangered or threatened are afforded protection of critical habitat on federal lands under the *Species at Risk Act* (SARA). On private or provincially-owned lands, only aquatic species listed as endangered, threatened or extirpated and migratory birds are protected under the SARA, unless ordered by the Governor in Council.

2.4.2 Endangered Species Act (ESA)

The purpose of the provincial *Endangered Species Act* [ESA; Ontario 2007] is to identify provincial SAR, protect those species and their habitats, promote the recovery of those species, and promote stewardship activities to assist in the protection and recovery of SAR. SAR designations for species in Ontario are initially determined by the Committee on the Status of Species at Risk in Ontario (COSSARO), and if approved by the provincial Minister of Environment, Conservation and Parks, species are added to the Species at Risk Ontario (SARO) list, contained in O. Reg. 230/08 (MECP 2025).

The *Protecting Ontario by Unleashing Our Economy Act* ["Bill 5" (Ontario 2025)], received royal assent and became law on June 5, 2025. This Act made amendments to several other pieces of provincial legislation, including the ESA. Noted amendments include narrowing the definition of "habitat", removal of the prohibition against harassment, and removing portions related to recovery strategies and management plans.

Subsection 9(1) of the ESA prohibits the killing or harming of species identified as endangered or threatened under the Act. Subsection 10(1)(a) prohibits the damage or destruction of the habitat of species identified as endangered or threatened. The definition of "habitat" was updated in the ESA following the royal assent of Bill 5, to mean:

- In respect to animals, a dwelling-place (nests, dens, etc.) that is occupied or habitually occupied by one or more members of a species for breeding, rearing, staging, wintering, or hibernating, and the immediate surrounding area necessary for breeding, rearing, staging, or hibernation.
- In respect to vascular plant species, the critical root zone surrounding a member of the species.
- In respect of all other species, an area on which any member of a species directly depends in order to carry on its life processes.
- Certain exceptions to the above apply, for example, the existing habitat regulation for black ash remains in force.

The ESA has a permitting process to allow activities to occur that would affect protected species and/or their habitats as well as a registration process for certain activities and species.

2.5 City of Ottawa

The Site is designated as Mainstreet Corridor on Schedule B3 (Outer Urban Transect), and Urban Area on Schedule C11a (Natural Heritage System – West), of the City of Ottawa Official Plan [OP; (Ottawa 2021)]. The

valley along Stillwater Creek is designated as an Unstable Slope under Schedule C15 (Environmental Constraints) of the OP. No natural environment related designations overlap with the Site in the OP.

2.6 Rideau Valley Conservation Authority

The Study Area is located within the jurisdiction of RVCA. Ontario's Conservation Authorities are "community-based watershed management agencies, whose mandate is to undertake watershed-based programs to protect people and property from flooding, and other natural hazards" (Conservation Ontario, 2022). The RVCA regulates hazard features under O.Reg. 41/24: Prohibited Activities, Exemptions and Permits under the *Conservation Authorities Act* (Ontario 1990b).

3 DESCRIPTION OF PROPOSED PROJECT

The proposed project will include an addition to the existing hotel building. The current hotel consists of a six-storey structure comprising a total of 115 units, with a ground floor area of approximately 1,177 square metres (m^2). The proposed addition will be constructed to the north of the existing building and will include a new six-storey wing housing an additional 30 units. This expansion will increase the building's ground floor area by approximately 220 m^2. The proposed project will include some small changes to the existing parking area, but will not substantially alter the parking area footprint. A minimum 15 metre (m) setback will be maintained between the developed portion of the Site and the top of slope associated with a small watercourse (Stillwater Creek) located northwest of the parking area, and no vegetation removal is proposed as part of the proposed project. No changes to the existing stormwater management approach at the Site are proposed. The proposed project plan is provided in Appendix D.

4 METHODS

4.1 Background Review

The investigation of existing conditions on the Site and in the Study Area included a background information search and literature review to gather data about the local area and provide context for the evaluation of the natural features. This included review of the following resources:

- Ministry of Natural Resources (MNR) Natural Heritage Information Centre (NHIC) Make-a-Map geographic explorer for species at risk (SAR), rare (S1-S3) species reported as occurring in the vicinity of the Site, and natural areas information queries (MNRF 2025a)
- Environment and Climate Change Canada (ECCC) SAR Public Registry (ECCC 2025) including COSEWIC status reports, assessments, and recovery strategies
- DFO Aquatic Species at Risk Maps (DFO 2025)
- Breeding Bird Atlas of Ontario (OBBA) (Cadman et al. 2007)
- Atlas of the Mammals of Ontario (Dobbyn 1994)
- Ontario Reptile and Amphibian Atlas (Ontario Nature 2019)
- Bat Conservation International (BCI) range maps (BCI 2025)
- Ontario Butterfly Atlas (Jones et al. 2025)
- eBird species maps (eBird 2025)
- Vascular Plants at Risk (Leslie 2018)
- MNR Land Information Ontario Aquatic Resources Area Layer (MNR 2025b)
- Information contained in natural heritage related map layers from Land Information Ontario (LIO; 2025) and the Ontario Land Cover Compilation (MNR 2025c)
- City of Ottawa official plan (Ottawa 2021)
- Existing high-resolution aerial imagery and mapping

A geographic query of the MNR Make-a-Map database was conducted to identify element occurrences of any natural heritage features, including wetlands, ANSI, rare vegetation communities and rare species (i.e., S1-S3 species in the NHIC), threatened or endangered species and other natural heritage features within two kilometres (km) of the Site.

4.2 SAR Screening

A SAR screening was completed for the Site, focusing on the review of records and range maps pertaining to species that are designated as threatened, endangered or special concern under the ESA, and species that are protected under Schedule 1 of the SARA. Species with ranges overlapping the Site, or recent occurrence records in the vicinity, were screened by comparing their habitat requirements to habitat conditions at the Site.

The potential for the species to occur was determined through a probability of occurrence. A ranking of low indicates no suitable habitat availability for that species in the Site and no specimens identified. Moderate

probability indicates more potential for the species to occur, as suitable habitat appeared to be present on the Site, but no occurrence of the species has been recorded. Alternatively, a moderate probability could indicate an observation of a species, but there is no suitable habitat on the Site. High potential indicates a known species record at the Site or in the vicinity (including during field surveys or background data review) and good quality habitat is present.

Searches were conducted during field surveys for suitable habitats and signs of all SAR identified through the desktop screening. If the potential for the species to occur at the Site was moderate or high, the screening was refined based on field surveys (i.e., habitat assessment). Any habitat identified during ground-truthing or other field surveys with potential to provide suitable conditions for additional SAR not already identified through the desktop screening was also assessed and recorded.

4.3 Field Survey

The wildlife, habitats and communities on the Site were characterized during a single field survey on 1 August 2025. The purpose of the field survey was to characterize the existing natural features at the Site, and to assist in identifying potential for the Site to support SAR. The focus of the field survey was to:

- Review the vegetation communities present using Ecological Land Classification (ELC) (Lee et al. 1998)
- Complete a high-level fish habitat assessment of the watercourse at the Site
- Prepare a list of wildlife and dominant plant species observed
- Assess the potential for significant natural features, including SAR or their habitats, to be present
- Prepare a photographic inventory of the Site with a focus on natural areas and habitats

As the proposed project is restricted to the portion of the Site that is already developed, no species-specific surveys or fish community surveys were conducted.

5 EXISTING CONDITIONS AND RESULTS

A photographic inventory of the Site is provided in Appendix A.

5.1 Landform, Soils and Geology

The Site and Study Area are relatively flat, with the exception of a small valley feature associated with Stillwater Creek at the north end of the Site. The valley is approximately 10 m deep. The Site lies within the Ottawa Valley Clay Plains physiographic region, which is typically characterized by clay soils over limestone bedrock (Chapman and Putnam 1984). Soils at the Site consist mainly of fill materials (WSP 2025).

5.2 Plant Communities and Vegetation

The only natural plant community within the Site and Study Area was a single Manitoba Maple Deciduous Forest (ELC code: FOD) that borders a relatively steep valley associated with Stillwater Creek (Figure 1). This woodlot is dominated by Manitoba maple (*Acer negundo*), with associates such as crack willow (*Salix x Fragilis*) and Siberian elm (*Ulmus pumila*). The understory is disturbed and moderately dense with shrubs such as common buckthorn (*Rhamnus cathartica*), little-leaf linden (*Tilia cordata*), and Chokecherry (*Prunus virginiana*). The groundcover ranged from sparse to moderate with species such as Virgina creeper (*Parthenocissus quinquefolia*), enchanter's nightshade (*Circaea lutetiana*), and avens (*Geum* sp.). The rest of the Site and Study Area consist of a residential and commercial area, with parking lots, roads, lawns, and landscaped plants. There are patches of wild and weedy vegetation growing along edges of some developed areas such as Canada goldenrod (*Solidago canadensis*), wild carrot (*Daucus carota*), Canada thistle (*Cirsium arvense*), and various grasses.

No SAR, regionally significant, or provincially rare plants were identified.

5.3 Wildlife and Wildlife Habitat

Wildlife habitat was limited, but a few species were observed, primarily birds, including American robin (*Turdus migratorius*), black-capped chickadee (*Poecile atricapillus*), cedar waxwing (*Bombycilla cedrorum*), common grackle (*Quiscalus quiscula*), downy woodpecker (*Dryobates pubescens*), northern cardinal (*Cardinalis cardinalis*), song sparrow (*Melospiza melodia*), and grey squirrel (*Sciurus carolinensis*). Tracks of racoon (*Procyon lotor*) were observed along the banks of Stillwater Creek. Some of the larger trees within the woodlot had cavities and cracks, and may be suitable for use by various wildlife, including bats.

No SAR or provincially rare animals were observed. There was no evidence of any significant wildlife habitat (SWH) indicators.

5.4 Fish Habitat

A single watercourse, Stillwater Creek is present on the Site. The creek originates south of Robertson Road, and flows under the road west of the Site in a large buried storm sewer (concrete box culvert). The creek exits the culvert and enters a natural wooded valley (ELC code: FOD) at the north end of the Site. From there it continues north towards Highway 417. Within the Site, this stream starts as a very large pool at the culvert mouth, with a wetted width of approximately 6 m, and depths ranging from 30 to 80 centimeters (cm). The stream then flows through rifles, runs, flats, with the occasional smaller pool, before flowing off-Site. The channel below the large pool has a wetted width of 1 to 3.1 m, a bankful width of 5 to 6 m. There is some braiding within the riffles. Depths ranged from 3 cm in the riffles to 17 cm in the flats and small pools. Substrate of the portion of the creek within the Site was approximately 55% gravel, 15% cobble, 20% sand, and 10% fines. Within the pool were also several large boulders, and refuse such as a shopping cart, and other garbage. There was woody debris

throughout the stream, instream vegetation was restricted to aquatic moss, riparian vegetation was sparse, but there was 95% shading from the forest canopy above. The stream valley was fairly steep and had some areas of notable erosion. Water was clear, but was slightly grey and cloudy. Several hundred fish were seen within the large pool, including minnows of more than one species (Cyprinids), and brook stickleback (*Culaea inconstans*).

6 ASSESSMENT OF SIGNIFICANCE AND IMPACT ASSESSMENT

This section assesses the significance of natural features and functions (as outlined in Section 2.0) observed on the Site, as well as the potential impacts to those features that may result from the proposed project, in consideration of recommended mitigation measures.

6.1 Provincially Significant Wetlands and Coastal Wetlands

Significant wetlands are areas identified as provincially significant by the MNR using evaluation procedures established by the province. In Ontario, the province has established the Ontario Wetland Evaluation System (OWES) (MNR 2022) which assesses wetlands based on a range of criteria, including biology, hydrology, societal value and special features. Coastal wetlands are those located on the shores of the five great lakes, their connecting channels, or on a direct tributary of the lakes or their connecting channels within 2 km of the lake or connecting channel shoreline.

No wetlands occur within the Site or Study Area.

6.2 Significant Woodlands

The forest community on Site, extending off-Site within and beyond the Study Area, is approximately 1.5 hectares (ha) in size based on a review of aerial imagery. The City of Ottawa guidelines for determining significant woodlands within the Urban Area state that woodlands greater than 0.8 ha in size, and being over 60 years old, constitute significant woodlands. A review of historical imagery (geoOttawa 2025) indicates that the forest was not present in 1976, and only a small area of trees had grown up along the banks of Stillwater Creek by 1991. Therefore, the treed area does not meet the City's criteria to be considered significant woodland. The treed area is outside of the proposed project footprint, and no indirect impacts to the treed area are anticipated from the proposed project as lighting, noise and human presence area already factors at the Site and in the Study Area. Standard mitigation measures to protect adjacent natural areas during construction are outlined in Section 7.0.

6.3 Significant Valleylands

Significant valleylands should be defined and designated by the planning authority. General guidelines for determining significance of these features are presented in the Natural Heritage Reference Manual (NHRM; MNR 2010). Recommended criteria for designating significant valleylands include prominence as a distinctive landform, degree of naturalness, importance of its ecological functions, restoration potential, and historical and cultural values. There are no significant valleylands identified on the Site or within the Study Area.

The small valley along Stillwater Creek is designated as an Unstable Slope under Schedule C15 of the City of Ottawa OP. A slope stability study was completed for the proposed project and presented in a slope stability report (WSP 2025). This study concluded that, based on the development plans provided to WSP from the client, the slope setback limit is kept as 15 m from the stable top of the slope, and therefore satisfies the recommended geotechnical setback limits. No impact is anticipated to the unstable slopes from the proposed project. Standard mitigation measures to protect adjacent natural areas during construction are outlined in Section 7.0.

6.4 Significant Wildlife Habitat

Significant wildlife habitat (SWH) is one of the more complicated natural heritage features to identify and evaluate. The NHRM includes criteria and guidelines for designating SWH. There are two other documents, the Significant Wildlife Habitat Technical Guide (SWHTG) and the Significant Wildlife Habitat Criteria Schedules (SWHCS) (MNR

2000 and MNR 2015), that can be used to help decide what areas and features should be considered significant wildlife habitat. These documents were used as reference material for this study.

The SAR screening provided in Appendix B identified a moderate potential for the presence of eastern wood-pewee (*Contopus virens*) within the forest outside of the development footprint. Eastern wood-pewee is considered special concern under the ESA, and its habitat would be considered Habitat for Species of Conservation Concern (SOCC) which is a form of SWH.

There may be limited potential for other SWH within the forest on the Site and within the Study Area, outside of the development footprint, but none were identified during this Study. No impacts are anticipated to SWH from the proposed project, if present, as the footprint will remain the same and existing impacts from light, noise and human use are already factors in the area. Standard mitigation measures to protect adjacent natural areas during construction are outlined in Section 7.0.

6.5 Habitat of Endangered and Threatened Species

The screening provided in Appendix B identified three bat species, designated as endangered under the ESA as having a moderate likelihood of occurring within Site. These are eastern red bat (*Lasiurus borealis),* little brown myotis (*Myotis lucifugus*), and Tricolored bat (*Perimyotis subflavus).* These species may utilize the trees in the forest for maternity roosts.

The forest is outside of the proposed project footprint, and no disturbance to, or removal of trees will occur. The footprint will remain the same and existing impacts from light, noise, human use, etc. will not be increased due to the development beyond what is already present in the area. Therefore, no anticipated impacts to the potential habitat or individuals of these endangered or threatened species, if present, are anticipated. Standard mitigation measures to protect adjacent natural areas during construction are outlined in Section 7.0.

6.6 Fish Habitat

Stillwater Creek where present on the Site is considered fish habitat, due to the observed presence of fish. No new disturbance at the Site beyond the existing parking areas are proposed, therefore no impacts to the creek or the fish habitat it represents are anticipated, provided standard mitigation measures are employed during construction as outlined in Section 7.0.

Section 4.9.3 of the City of Ottawa OP (Ottawa 2021) indicates that the minimum setback from surface water features shall be the development limits as established by a Council-approved watershed, subwatershed or environmental management plan. Where a Council-approved watershed, subwatershed or environmental management plan does not exist (as is the case for the Study Area), or provides incomplete recommendations, the minimum setback from surface water features shall be the greater of the following:

a) Development limits as established by the conservation authority's hazard limit, which includes the regulatory flood line, geotechnical hazard limit and meander belt;

b) Development limits as established by the geotechnical hazard limit in keeping with Council approved Slope Stability Guidelines for Development Applications;

c) 30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land; and,

d) 15 metres from the existing stable top of slope, where there is a defined valley slope or ravine.

As noted in Section 6.3, there is a minimum 15 m setback that will be maintained between the stable top of slope of Stillwater Creek and the proposed project, which is more than sufficient to protect the slopes (WSP 2025) and the associated fish habitat.

No changes to the existing stormwater management approach at the Site are proposed.

7 MITIGATION AND MONITORING

Based on our documentation and assessment of the existing natural features at the Site and in the Study Area, the proposed project is not expected to result in negative effects on the natural environment, provided the following mitigation measures and best practices are implemented:

- Construction must adhere to the City of Ottawa Protocol for Wildlife Protection during Construction (Ottawa 2022a) to minimize impacts to wildlife, including:
  - Confining disturbance to the demarcated work area only; no intrusion to adjacent areas.
  - Adhering to all timing windows described in this EIS.
  - Manage the construction site by ensuring food waste is properly disposed of, no storage of materials outside the work area, covering any stockpiled materials, and avoiding the accumulation of standing water.
  - Conduct daily sweeps of the work area for wildlife, and if present, allow them to leave the work area of their own accord. Conduct sweeps of machinery if it has been idle overnight or during work breaks.
  - If wildlife will not or are unable to leave the work area on their own (e.g., are injured or trapped), contact the project biologist, a wildlife rehabilitator, or other wildlife expert for advice. Construction staff should not attempt to capture or handle most kinds of wildlife, unless an animal is in imminent peril or is injured and cannot wait for rescue by qualified personnel.
- Although no vegetation clearing is proposed, any works that may impact nesting birds must comply with the MBCA and any disturbance of vegetation at the edges of the work area should only take place outside of the core nesting period for breeding birds (i.e., April 1 to August 31) unless nest surveys are undertaken in advance by qualified biologists. If any nests are observed, they must be buffered from disturbance and remain buffered until the nest is no longer active.
- Design the proposed structure to implement bird safe design principles, wherever feasible, in accordance with the City of Ottawa's Bird Safe Guidelines (Ottawa 2022b), including:
  - Minimizing the transparency and reflectivity of glazing (e.g., use bird safe glass).
  - Avoid design traps that could increase bird strikes (e.g., courtyards, green walls behind glass, glass-walled walkways or other clear lines of sight through buildings, etc.)
  - Minimize other potential sources of bird mortality (e.g., antennae, guy wires, metal grates below windows, uncapped pipes, flues or vents, etc.)
  - Create a landscape plan that minimizes reflections of vegetation on windows, avoids water features near windows, etc.
  - Create a lighting design that includes only downward pointing, full cut-off lights. Avoid flood lights, and limit the amount of lighting to the minimum required.
- Implement a sediment and erosion control plan to mitigate the potential for release of sediments to Stillwater Creek. The sediment and erosion control measures are to be installed prior to site works, be maintained, regularly inspected, and repaired as required during the construction phase, and removed post-construction.

- Implement construction best management practices, including:
  - Refueling and equipment washing to occur at least 30 m from wetlands and watercourses.
  - Preparation of a Spills Management Plan – to be kept on-Site.
  - No stockpiling or storage of construction materials or soils outside the delineated work area.
  - Ensure all equipment is cleaned prior to transportation and use on the Site to avoid the spread or introduction of invasive species on the Site.
- Tree protection per City by-law 2020-340 must be implemented for trees being retained, or as recommended by a Tree Conservation Report prepared for the project.

By implementing the mitigation measures outlined above, it is expected that there will be no negative impacts to the natural environment as a result of the proposed project.

No monitoring, with the exception of regular monitoring of sediment and erosion control measures during construction, are proposed or warranted.

8 CUMULATIVE IMPACTS

As the Site is already developed, and no increase in the developed footprint at the Site is proposed, the proposed project is not expected to contribute to cumulative impacts on the natural environment on the Site or in the Study Area. Mitigation measures provided in Section 7.0 will further mitigate any potential for cumulative impacts to adjacent natural features and systems.

9 CONCLUSIONS AND RECOMMENDATIONS

The proposed project, consisting of an addition to an existing building within the existing building envelope and parking area, has been assessed for potential environmental impacts. Based on this assessment, it is expected that there will be no negative impacts to the significant natural features and functions on the Site, or in the Study Area due to the proposed project, provided the mitigation measures listed in this EIS are implemented.

Curriculum vitae for the authors of this report are provided in Appendix C.

10 LIMITATIONS

This report was prepared for the exclusive use of Manga Hotels (Nepean) LP c/o Kingslake Projects Inc. The report, which specifically includes all tables, figures and attachments, is based on data and information collected by WSP Canada Inc. and is based solely on the conditions of the properties at the time of the work, supplemented by historical information and data obtained by WSP Canada Inc. as described in this report.

Electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore authenticity of any electronic media versions of WSP's report should be verified.

WSP Canada Inc. has relied in good faith on all information provided and does not accept responsibility for any deficiency, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation.

The services performed, as described in this report, were conducted in a manner consistent with that level of care and skill normally exercised by other members of the engineering and science professions currently practicing under similar conditions, subject to the time limits and financial and physical constraints applicable to the services.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. WSP Canada Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The findings and conclusions of this report are valid only as of the date of this report. If new information is discovered in future work, including excavations, borings, or other studies, WSP Canada Inc. should be requested to re-evaluate the conclusions of this report, and to provide amendments as required.

Signature Page

We trust that the information presented in this report meets your current requirements. Should you have any questions or concerns, please do not hesitate to contact the undersigned

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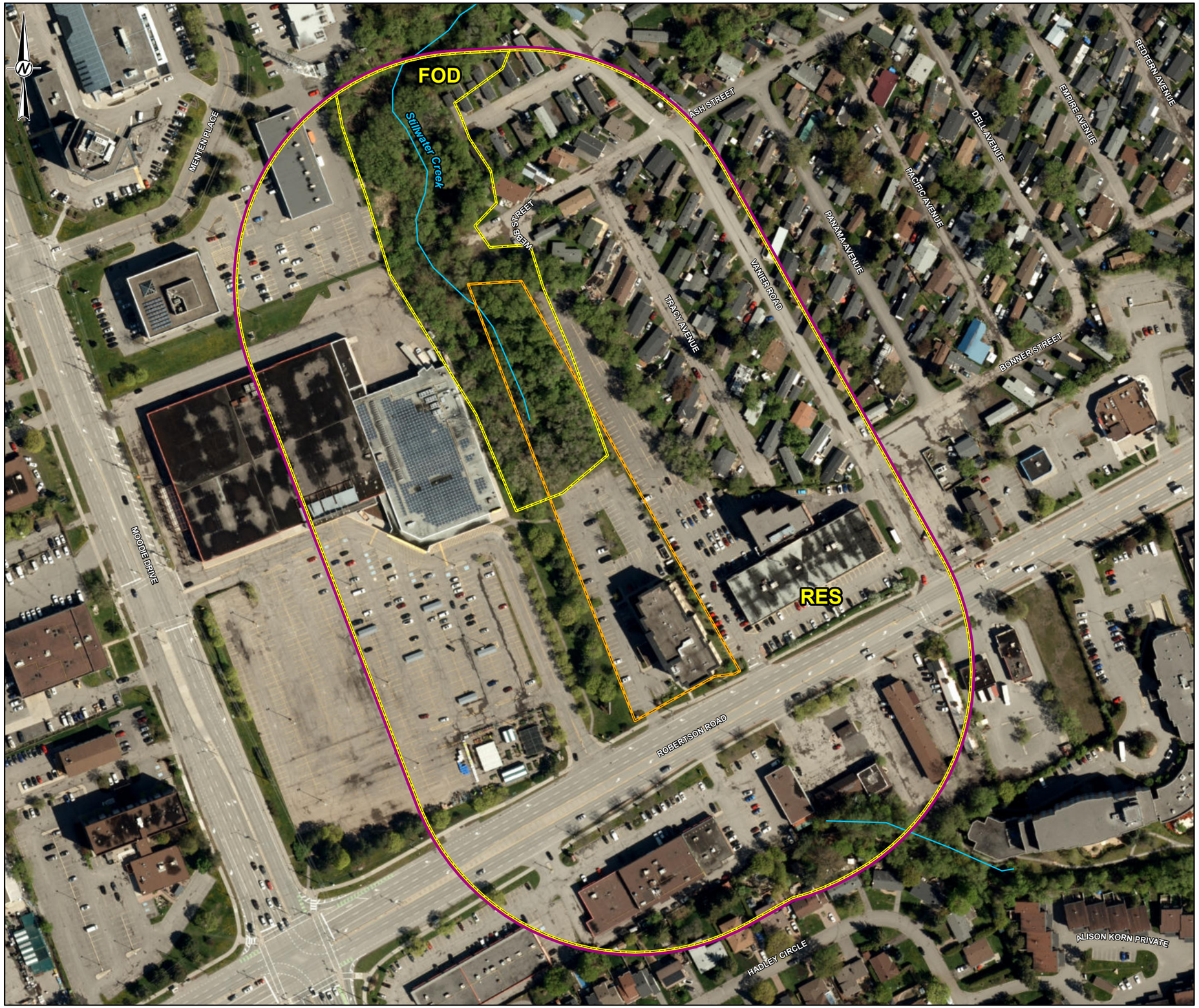
Figures



KEY MAP

SCALE: 1:400,000

LEGEND

- WATERCOURSE
- STUDY AREA
- 120M STUDY AREA
- ELC

ID	LABEL
FOD	Deciduous Forest
RES	Residential/Commercial

0 25 50 100

1:2,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. BASE MAP: MAXAR, MICROSOFT, SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY, RIDEAU VALLEY CONSERVATION AUTHORITY (RVCA)
3. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 18N

CLIENT
MANGA HOTELS (NEPEAN) LP, C/O KINGSLAKE PROJECTS INC.

PROJECT
ENVIRONMENTAL IMPACT STATEMENT HOLIDAY INN EXPRESS & SUITES OTTAWA WEST NEPEAN 2055 ROBERTSON ROAD, OTTAWA, ON

TITLE
EXISTING CONDITIONS

CONSULTANT

wsp

YYYY-MM-DD	2025-10-14
DESIGNED	----
PREPARED	MC
REVIEWED	FN
APPROVED	GW

PROJECT NO.	CONTROL	REV.	FIGURE
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APPENDIX A

Site Photos

Photo 1: FOD Manitoba Maple Deciduous Forest, August 2025

Photo 2: Landscaped Trees and Parking Lot of Site, August 2025

Photo 3: Stormwater Sewer and Large Pool of Stillwater Creek

Photo 4: Stillwater Creek, August 2025

Photo 5: Stillwater Creek, August 2025

Photo 6: FOD and Eroded Valley/Banks, August 2025

APPENDIX B

Species at Risk Screening

Taxon	Common Name	Scientific Name	[a]S-rank	[b]ESA Status	[c]SARA Status	[d]COSEWIC Status	Habitat Requirements	Probability to Occur on the Site	Probability to Occur in the Study Area
Amphibians	Western Chorus Frog - Great Lakes - St. Lawrence - Canadian Shield population	*Pseudacris triseriata pop. 1*	S4	-	THR	THR	In Ontario, Western Chorus Frogs breed in temporary or shallow permanent wetlands including ponds, basins, marshes, swamps, and drainage ditches. They are known to forage in terrestrial habitats including pastures, clearings, meadows, and shrublands. Hibernation occurs in terrestrial lowlands with vegetation, soft substrate, dead leaves, woody debris, or burrows (Environment Canada 2014).	Low - No suitable wetland habitat present on site, additionally no recent records of species presence.	Low - No suitable wetland habitat present on site, additionally no recent records of species presence.
Birds	Bank Swallow	*Riparia riparia*	S4B	THR	THR	THR	In Ontario, bank swallow breeds in a variety of natural and anthropogenic habitats, including lake bluffs, stream and riverbanks, sand and gravel pits, and roadcuts. Nests are generally built in a vertical or near-vertical bank. Breeding sites are typically located near open foraging sites such as rivers, lakes, grasslands, agricultural fields, wetlands and riparian woods. Forested areas are generally avoided (Garrison 1999).	Low - No suitable natural habitat including lake bluffs, riverbanks, gravel pits and road cuts present to provide breeding habitat.	Low - No suitable natural habitat including lake bluffs, riverbanks, gravel pits and road cuts present to provide breeding habitat.
Birds	Barn Swallow	*Hirundo rustica*	S4B	SC	THR	SC	In Ontario, barn swallow breeds in areas that contain a suitable nesting structure, open areas for foraging, and a body of water. This species nests in human made structures including barns, buildings, sheds, bridges, and culverts. Preferred foraging habitat includes grassy fields, pastures, agricultural cropland, lake and river shorelines, cleared rights-of-way, and wetlands (COSEWIC 2011). Mud nests are fastened to vertical walls or built on a ledge underneath an overhang. Suitable nests from previous years are reused (Brown and Brown 2019).	Low - No suitable nesting structures occur.	Moderate - Structures present may be suitable nesting habitat.
Birds	Bobolink	*Dolichonyx oryzivorus*	S4B	THR	THR	SC	In Ontario, bobolink breeds in grasslands or graminoid dominated hayfields with tall vegetation (Gabhauer 2007). Bobolink prefers grassland habitat with a forb component and a moderate litter layer. They have low tolerance for presence of woody vegetation and are sensitive to frequent mowing within the breeding season. They are most abundant in established, but regularly maintained, hayfields, but also breed in lightly grazed pastures, old or fallow fields, cultural meadows and newly planted hayfields. Their nest is woven from grasses and forbs. It is built on the ground, in dense vegetation, usually under the cover of one or more forbs (Renfrew et al. 2015).	Low - No suitable grassland habitat occurs.	Low - No suitable grassland habitat occurs.
Birds	Canada Warbler	*Cardellina canadensis*	S5B	SC	THR	SC	In Ontario, breeding habitat for Canada warbler consists of moist mixed forests with a well-developed shrubby understory. This includes low-lying areas such as cedar and alder swamps, and riparian thickets (McLaren 2007). It is also found in densely vegetated regenerating forest openings. Suitable habitat often contains a developed moss layer and an uneven forest floor. Nests are well concealed on or near the ground in dense shrub or fern cover, often in stumps, fallen logs, overhanging stream banks or mossy hummocks (Reitsma et al. 2010).	Low - The woodlot is too small, and not of the right structure for this species.	Low - The woodlot is too small, and not of the right structure for this species.
Birds	Chimney Swift	*Chaetura pelagica*	S3B	THR	THR	THR	In Ontario, chimney swift breeding habitat is varied and includes urban, suburban, rural and wooded sites. They are most commonly associated with towns and cities with large concentrations of chimneys. Preferred nesting sites are dark, sheltered spots with a vertical surface to which the bird can grip. Unused chimneys are the primary nesting and roosting structure, but other anthropogenic structures and large diameter cavity trees are also used (COSEWIC 2007).	Low - No suitable structures or large cavity trees occur.	Moderate - Structures and buildings within the study area may provide suitable nesting and roosting habitat.
Birds	Common Nighthawk	*Chordeiles minor*	S4B	SC	SC	SC	In Ontario, these aerial foragers require areas with large open habitat. This includes farmland, open woodlands, clearcuts, burns, rock outcrops, alvars, bogs, fens, prairies, gravel pits and gravel rooftops in cities (Sandilands 2007)	Low - No suitable nesting habitat occurs.	Moderate - Flat roofs in the Study Area may be suitable nesting habitat.
Birds	Eastern Meadowlark	*Sturnella magna*	S4B,S3N	THR	THR	THR	In Ontario, eastern meadowlark breeds in pastures, hayfields, meadows and old fields. Eastern meadowlark prefers moderately tall grasslands with abundant litter cover, high grass proportion, and a forb component (Hull 2019). They prefer well drained sites or slopes, and sites with different cover layers (Roseberry and Klimstra 1970).	Low - No suitable grassland habitat occurs.	Low - No suitable grassland habitat occurs.
Birds	Eastern Whip-poor-will	*Antrostomus vociferus*	S4B	SC	THR	THR	In Ontario, whip-poor-will breeds in semi-open forests with little ground cover. Breeding habitat is dependent on forest structure rather than species composition, and is found on rock and sand barrens, open conifer plantations and post-disturbance regenerating forest. Territory size ranges from 3 to 11 ha (COSEWIC 2009). No nest is constructed, and eggs are laid directly on the leaf litter (Mills 2007).	Low - The woodlot is too small, and not of the right structure for this species.	Low - The woodlot is too small, and not of the right structure for this species.
Birds	Eastern Wood-pewee	*Contopus virens*	S4B	SC	SC	SC	In Ontario, eastern wood-pewee inhabits a wide variety of wooded upland and lowland habitats, including deciduous, coniferous, or mixed forests. It occurs most frequently in forests with some degree of openness. Intermediate-aged forests with a relatively sparse midstory are preferred. In younger forests with a relatively dense midstory, it tends to inhabit the edges. Also occurs in anthropogenic habitats providing an open forested aspect such as parks and suburban neighborhoods. Nest is constructed atop a horizontal branch, 1-2 m above the ground, in a wide variety of deciduous and coniferous trees (COSEWIC 2012).	Moderate - Potentially suitable forested habitat present for breeding.	Moderate - Potentially suitable forested habitat present for breeding.

Taxon	Common Name	Scientific Name	[a]S-rank	[b]ESA Status	[c]SARA Status	[d]COSEWIC Status	Habitat Requirements	Probability to Occur on the Site	Probability to Occur in the Study Area
Birds	Grasshopper Sparrow	*Ammodramus savannarum*	S4B	SC	SC	SC	In Ontario, grasshopper sparrow is found in medium to large grasslands with low herbaceous cover and few shrubs. It also uses a wide variety of agricultural fields, including cereal crops and pastures. Close-grazed pastures and limestone plains (e.g. Carden and Napanee Plains) support highest density of this bird in the province (COSEWIC 2013).	Low - No suitable grassland habitat occurs.	Low - No suitable grassland habitat occurs.
Birds	Least Bittern	*Ixobrychus exilis*	S4B	THR	THR	SC	In Ontario, least bittern breeds in marshes, usually greater than 5 ha, with emergent vegetation, relatively stable water levels and areas of open water. Preferred habitat has water less than 1 m deep (usually 10 – 50 cm). Nests are built in tall stands of dense emergent or woody vegetation (Woodliffe 2007). Clarity of water is important as siltation, turbidity, or excessive eutrophication hinders foraging efficiency (COSEWIC 2009).	Low - No wetlands occur.	Low - No wetlands occur.
Birds	Olive-sided Flycatcher	*Contopus cooperi*	S4B	SC	SC	SC	In Ontario, olive-sided flycatcher breeding habitat consists of natural openings in coniferous or mixed forests, including bogs, burns, riparian zones, and cutover areas. They are also found in semi-open forest stands and early successional forest when tall snags and residual live trees are present. In the boreal forest it is often associated with muskeg, bogs, fens and swamps dominated by spruce and tamarack. Open areas with tall trees or snags for perching are used for foraging (COSEWIC 2007). Nests are usually built on horizontal branches of conifers (Peck and James 1987).	Low - The woodlot is too small, and not of the right structure for this species.	Low - The woodlot is too small, and not of the right structure for this species.
Birds	Peregrine Falcon	*Falco peregrinus*	S4	SC	NAR	NAR	In Ontario, peregrine falcon breeds in areas containing suitable nesting locations and sufficient prey resources. Such habitat includes both natural locations containing cliff faces (heights of 50 - 200 m preferred) and anthropogenic landscapes including urban centres containing tall buildings, open pit mines and quarries, and road cuts. Peregrine falcons nest on cliff ledges and crevices and building ledges. Nests consist of a simple scrape in the substrate (COSEWIC 2017).	Low - No suitable nesting structures occur. There are no records in the vicinity.	Low - No suitable nesting structures occur. There are no records in the vicinity.
Birds	Wood Thrush	*Hylocichla mustelina*	S4B	SC	THR	THR	In Ontario, wood thrush breeds in moist, deciduous hardwood or mixed stands that are often previously disturbed, with a dense deciduous undergrowth and with tall trees for singing perches. This species selects nesting sites with the following characteristics: lower elevations with trees less than 16 m in height, a closed canopy cover (>70 %), a high variety of deciduous tree species, moderate subcanopy and shrub density, shade, fairly open forest floor, moist soil, and decaying leaf litter (COSEWIC 2012).	Low - The woodlot is too small, and not of the right structure for this species.	Low - The woodlot is too small, and not of the right structure for this species.
Fish	American Eel	*Anguilla rostrata*	S1S2	END	-	THR	In Ontario, American eel is native to the Lake Ontario, St. Lawrence River and Ottawa River watersheds. Their current distribution includes lakes Huron, Erie, and Superior and their tributaries. The Ottawa River population is considered extirpated. The preferred habitat of the American eel is cool water of lakes and streams with muddy or silty substrates in water temperatures between 16 and 19°C. The American eel is a catadromous fish that lives in fresh water until sexual maturity then migrates to the Sargasso Sea to spawn (Burridge et al. 2010; Eakins 2016).	Low - The watercourse is not suitable for this species.	Low - The watercourse is not suitable for this species.
Fish	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	*Acipenser fulvescens pop. 3*	S2	END	-	THR	In Ontario, lake sturgeon, a large prehistoric freshwater fish, is found in all the Great Lakes and in all drainages of the Great Lakes and of Hudson Bay. This species typically inhabits highly productive shoal areas of large lakes and rivers. They are bottom dwellers and prefer depths between 5-10 m and mud or gravel substrates. Small sturgeons are often found on gravelly shoals near the mouths of rivers. They spawn in depths of 0.5 to 4.5 m in areas of swift water or rapids. Where suitable spawning rivers are not available, such as in the lower Great Lakes, they are known to spawn in wave action over rocky ledges or around rocky islands (Golder 2011).	Low - The watercourse is not suitable for this species.	Low - The watercourse is not suitable for this species.
Fish	River Redhorse	*Moxostoma carinatum*	S2	SC	SC	SC	In Ontario, river redhorse is known to occur in the Mississippi River, Ottawa River, Madawaska River, Grand River, Trent River, and Thames River systems. They inhabit moderate to large rivers. The majority of their time is spent in pool habitats with slow-moving water and abundant vegetation. Spawning occurs in areas of shallow, moderate to fast-flowing waters in riffle-run habitats with coarse substrates of gravel and cobble (DFO 2019).	Low - The watercourse is not suitable for this species.	Low - The watercourse is not suitable for this species.
Insects	Monarch	*Danaus plexippus*	S2N,S4B	SC	END	END	In Ontario, monarch is found throughout the northern and southern regions of the province. This butterfly is found wherever there is milkweed (*Asclepias* spp.) plants for its caterpillars and wildflowers that supply a nectar source for adults. It is often found on abandoned farmland, meadows, open wetlands, prairies and roadsides, but also in city gardens and parks. Important staging areas during migration occur along the north shores of the Great Lakes (COSEWIC 2010).	Low - No suitable habitat occurs, no milkweed was observed.	Moderate - Potential suitable habitat occurs. Recent 2025 records indicate observations on site (iNAT).

Taxon	Common Name	Scientific Name	[a]S-rank	[b]ESA Status	[c]SARA Status	[d]COSEWIC Status	Habitat Requirements	Probability to Occur on the Site	Probability to Occur in the Study Area
Mammals	Eastern Red Bat	*Lasiurus borealis*	S2S3	END	-	END	Eastern Red Bats occupy a wide diversity of habitats across their geographic range. They use both deciduous and coniferous forests, of any age class. Trees used as maternity roosts tend to be large diameter and tall, reaching or exceeding the height of the surrounding canopy. They typically roost among the foliage of trees and occasionally shrubs. Male Eastern Red Bats in particular have been observed to use saplings as roosts, which is rarely reported for reproductive females. They forage in both forested and non-forested habitats. Heavily disturbed habitats are generally avoided. Eastern Red Bats migrate to overwintering areas in the southern United States but their migration routes are not known.	Moderate - The woodlot may be suitable roosting habitat.	Moderate - The woodlot may be suitable roosting habitat.
Mammals	Eastern Small-footed Myotis	*Myotis leibii*	S2S3	END	-	-	In Ontario, eastern small-footed myotis is not known to roost in trees, but there is very little known about its roosting habits. The species generally roosts on the ground under rocks, in rock crevices, talus slopes and rock piles, but it occasionally inhabits buildings. Entrances of caves or abandoned mines where humidity is low, and temperatures are cool and sometimes subfreezing may be used as hibernacula (Humphrey 2017).	Low - No suitable habitat occurs.	Low - No suitable habitat occurs.
Mammals	Little Brown Myotis	*Myotis lucifugus*	S3	END	END	END	In Ontario, this species' range is extensive and covers much of the province. It will roost in both natural and man-made structures. Roosting colonies require a number of large dead trees, in specific stages of decay and that project above the canopy in relatively open areas. May form nursery colonies in the attics of buildings within 1 km of water. Caves or abandoned mines may be used as hibernacula, but high humidity and stable above freezing temperatures are required (ECCC 2018).	Moderate - The woodlot may be suitable roosting habitat.	Moderate - The woodlot, and anthropogenic structures may be suitable roosting habitat.
Mammals	Northern Hoary Bat	*Lasiurus cinereus*	S2S3	END	-	END	Hoary Bats occupy a wide diversity of habitats across their geographic range. They use both deciduous and coniferous forests, of any age class. Trees used as maternity roosts tend to be large diameter and tall, reaching or exceeding the height of the surrounding canopy. They typically roost among the foliage of trees and occasionally shrubs. They forage in the open, and suitable habitats may include wetlands, grasslands and open fields with patchily distributed trees. Heavily disturbed habitats are generally avoided. Hoary Bats migrate to overwintering areas in the southern United States but their migration routes are not known.	Low - No suitable mature forested habitat is present.	Low - No suitable mature forested habitat is present.
Mammals	Silver-haired Bat	*Lasionycteris noctivagans*	S2S3	END	-	END	Silver-haired Bats occupy a wide diversity of habitats across their geographic range. They roost in a variety of large diameter coniferous and deciduous trees. Roosting occurs primarily under bark and in the cavities of trees, and occasionally buildings. They forage in young and old forest, as well as forest openings (canopy gaps), but are concentrated along forest edges and intact forest. Silver-haired Bats overwinter in the United States, southeastern British Columbia and sometimes the Great Lakes region. In British Columbia, they have been documented hibernating in mines, rock crevices, trees, and snags. Little else is known about their winter ecology.	Low - No suitable mature forested habitat is present.	Low - No suitable mature forested habitat is present.
Mammals	Tricolored Bat	*Perimyotis subflavus*	S3?	END	END	END	In Ontario, tri-colored bat may roost in foliage, in clumps of old leaves, hanging moss or squirrel nests. They are occasionally found in buildings although there are no records of this in Canada. They typically feed over aquatic areas with an affinity to large-bodied water and will likely roost in close proximity to these. Hibernation sites are found deep within caves or mines in areas of relatively warm temperatures. These bats have strong roost fidelity to their winter hibernation sites and may choose the exact same spot in a cave or mine from year to year (ECCC 2018).	Moderate - The woodlot may be suitable roosting habitat.	Moderate - The woodlot, and anthropogenic structures may be suitable roosting habitat.
Molluscs	Hickorynut	*Obovaria olivaria*	S1?	END	END	END	In Ontario, hickorynut is primarily found in murky, low-gradient rivers with clay-sand or clay gravel substrate. This mussel is generally found on sandy substrates in deep water, usually exceeding 2-3 m, with a moderate to strong current (COSEWIC 2011).	Low - The watercourse is not suitable for this species.	Low - The watercourse is not suitable for this species.
Reptiles	Blanding's Turtle	*Emydoidea blandingii*	S3	THR	END	END	In Ontario, Blanding's Turtle will use a variety of aquatic habitats, including swamps, bogs, fens, marshes, lakes, ponds, beaver regulated wetlands, slow-flowing creeks, channels and sloughs. However, it prefers shallow, eutrophic wetlands with organic substrates, slow to no flow and abundant aquatic vegetation. Swamp, pond , marsh, lake, fen and bog habitats are significantly preferred over lotic or ephemeral habitats. This species is known to make extensive inter- and intra-wetland movements and uses multiple bodies of water throughout the active season. Females may make large overland movements of >10km during the nesting season and nest sites may be >1km from the nearest wetlands (average 100-242m). Suitable nesting sites occur in sun-exposed areas with low vegetation cover and loose substrates including organic soils, sand, gravel and cobble. They hibernate singly or communally in shallow waters of suitable waterbodies (COSEWIC 2016).	Low - No suitable wetland habitat occurs on the Site, or in the vicinity.	Low - No suitable wetland habitat occurs in the Study Area, or in the vicinity.

Taxon	Common Name	Scientific Name	[a]S-rank	[b]ESA Status	[c]SARA Status	[d]COSEWIC Status	Habitat Requirements	Probability to Occur on the Site	Probability to Occur in the Study Area
Reptiles	Eastern Milksnake	*Lampropeltis triangulum*	S4	NAR	SC	SC	In Ontario, milksnake uses a wide range of habitats including prairies, pastures, hayfields, wetlands and various forest types, and is well-known in rural areas where it frequents older buildings. Proximity to water and cover enhances habitat suitability. Hibernation takes place in mammal burrows, hollow logs, gravel or soil banks, and old foundations (COSEWIC 2014).	Low - No suitable habitat occurs.	Low - No suitable habitat occurs.
Reptiles	Midland Painted Turtle	*Chrysemys picta marginata*	S4	-	SC	SC	Painted Turtles occupy slow moving, relatively shallow and well-vegetated wetlands (e.g., swamps, marshes, ponds, fens, bogs, and oxbows) and water bodies (e.g., lakes, rivers, creeks, and streams) with abundant basking sites and organic substrate. These turtles are found in association with submergent aquatic plants, which are used for cover and feeding. The species is semi-tolerant of human-altered landscapes and may occasionally be found occupying urban ponds and lands subject to anthropogenic disturbance (e.g., farm ponds, impoundments, water treatment facilities). Suitable nesting habitat includes open, often south-facing, and sloped areas with sandy-loamy and/or gravel substrate usually within 1200 m of aquatic active season habitats. Painted Turtles overwinter in shallow water with deep sediment (COSEWIC 2018).	Low - No suitable wetland habitat occurs on the Site, or in the vicinity.	Low - No suitable wetland habitat occurs in the Study Area, or in the vicinity.
Reptiles	Snapping Turtle	*Chelydra serpentina*	S4	SC	SC	SC	Snapping Turtle uses almost every type of freshwater aquatic habitat, but shows preference for areas with shallow, slow-moving water, soft substrates and dense aquatic vegetation. Established populations are most often located in ponds, sloughs, shallow bays or river edges and slow streams, or areas combining several of these wetland habitats. Hibernation takes place under water, on the water bottom beneath logs, sticks, vegetation mats, overhanging banks or in soft substrates. Nesting sites occur within 500m of waterbodies/watercourses in open areas with organic soils, sand, or gravel (COSEWIC 2008).	Low - No suitable wetland habitat occurs on the Site, or in the vicinity.	Low - No suitable wetland habitat occurs in the Study Area, or in the vicinity.
Vascular Plants	American Ginseng	*Panax quinquefolius*	S2	THR	END	END	In Ontario, American ginseng is found in moist, undisturbed and relatively mature deciduous woods often dominated by sugar maple. It is commonly found on well-drained, south-facing slopes. American ginseng grows under closed canopies in well-drained soils of glacier origin that have a neutral pH (ECCC 2018).	Low - The woodlot is too small, and not of the right structure for this species.	Low - The woodlot is too small, and not of the right structure for this species.
Vascular Plants	Butternut	*Juglans cinerea*	S2?	END	END	END	In Ontario, butternut is found along stream banks, on wooded valley slopes, and in deciduous and mixed forests. It is commonly associated with beech, maple, oak and hickory (Voss and Reznicek 2012). Butternut prefers moist, fertile, well-drained soils, but can also be found in rocky limestone soils. This species is shade intolerant (Farrar 1995).	Low - None were observed during surveys.	Low - None were observed during surveys.

[a] Provincial Ranks (SRANK) are Rarity Ranks assigned by the Natural Heritage Information Centre (NHIC). These ranks are not legal designations. S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), SNA (Not Applicable), S#S# (Range Rank), S? (Not ranked yet)

[b] Endangered Species Act (ESA), 2007. General (O.Reg 242/08). Species at Risk in Ontario List (O.Reg 230/08); Schedule 1 (Extirpated - EXP), Schedule 2 (Endangered - END), Schedule 3 (Threatened - THR), Schedule 4 (Special Concern - SC)

[c] Species at Risk Act (SARA), 2002. Schedule 1 ; Part 1 (Extirpated), Part 2 (Endangered), Part 3 (Threatened), Part 4 (Special Concern)

[d] Committee on the Status of Endangered Wildlife in Canada (COSEWIC)

APPENDIX C

Curriculum Vitae of Authors

GWENDOLYN WEEKS, H.B.Sc.Env

Lead Ecologist and Project Manager

Areas of practice

Terrestrial Ecology

Vegetation and Wildlife

Impact Assessment

Permitting

Project Management

Languages

English

PROFILE

Gwendolyn has been providing ecological consulting services since 2004, with particular knowledge in the field of terrestrial ecology. Supported by her depth of experience, Gwendolyn thrives on anticipating and providing pro-active solutions for clients' needs as they navigate the natural environment approvals process. She is skilled at agency and community liaison, and prides herself on providing creative, efficient and positive outcomes for her clients.

Gwendolyn has authored numerous environmental impact statements, natural environment reports, species at risk studies, natural heritage assessments, and due diligence reports for a variety of sectors, including residential development, recreational development, aggregates, energy projects (transmission lines, pipelines and renewable energy), as well as for municipalities, and federal and provincial agencies. She has also provided terrestrial ecology peer review services.

Gwendolyn's expertise is founded on years of direct in-field experience, where she gained extensive skills in identifying and understanding the ecology of Ontario's flora, fauna, and plant communities. Gwendolyn is certified in both the Ministry of Natural Resources and Forestry (MNR) Ecological Land Classification (ELC) and Ontario Wetland Evaluation System (OWES), as well as being an MNRF certified Butternut Health Assessor.

EDUCATION

B.Sc. Environmental Science (Hons), Major in Natural Resources Management, University of Guelph	2004

PROFESSIONAL DEVELOPMENT

Ecological Land Classification – MNR Certification	2004
Ontario Wetland Evaluation System – MNR Certification	2005
Butternut Health Assessor – MNR Certification	2011
Wetland Creation Course – Toronto Zoo	2010
Habitat Restoration Planning and Implementation - Northwest Environmental Training Centre	2014
Ontario Stream Assessment Protocol (OSAP) - Headwater Drainage Features – MNR Certification	2017

PROFESSIONAL ASSOCIATIONS

Field Botanists of Ontario, since 2006	FBO

CAREER

Lead Ecologist, Ontario Environment and Planning, WSP	2025 – Present
Senior Ecologist, Cambium Inc., Ottawa, ON	2024 – 2025
Lead Ecologist, Ontario Environment and Planning, Golder Associates Ltd. (WSP Acquisition), Ottawa, ON	2010 – 2023
Ecologist, Stantec Consulting Ltd., Guelph, ON	2004 - 2010

PROFESSIONAL EXPERIENCE

General Ecology

- SPECIES AT RISK, Various Locations, Ontario: Gwendolyn has been involved in the design and undertaking of numerous studies for various Species At Risk in Ontario, and assessments of their habitats. Surveys followed accepted, standardized protocols and habitats were assessed against established criteria, where available. Species for which these types of studies have been undertaken include, but are not limited to: Fowler's Toad, Western Chorus Frog, Jefferson Salamander, Black Rat Snake, Eastern Hog-nosed Snake, Massasauga Rattlesnake, Short-eared Owl, Barn Swallow, Bobolink, Eastern Meadowlark, Eastern Whip-poor-will, Peregrine Falcon, Least Bittern, West Virginia White, American Badger, Little Brown Bat, Northern Myotis, Tri-coloured Bat, Eastern Small-footed Myotis, Eastern Foxsnake, Spiny Softshell, Blanding's Turtle, Butternut, American Hart's Tongue Fern, and American Ginseng, Gwendolyn has successfully navigated the over-all benefit permitting process under the Endangered Species Act and registered activities under the Act. Gwendolyn's work with SAR has involved close liaison with the MNR, experts from academia, and involvement of public interest groups such as the Sierra Club of Canada and local Field Naturalist clubs. Client: Various.
- *MOUNTAIN CHUTE GENERATING STATION SAR AND BIODIVERSITY STUDY, Madawaska, Ontario. Retained by Ontario Power Generation (OPG) to complete field studies at the Mountain Chute generating station property in Greater Madawaska, Ontario. The purpose of the field investigations was to provide an updated characterization of the existing species at risk and over-all flora and fauna biodiversity at the Site. An updated desktop review of available information was also completed, and a final report comparing the findings of the current study with previous studies at the Site was prepared. Gwendolyn acted as the Lead Ecologist and Project Manager.
- CONNAUGHT RANGE TURTLE NESTING STUDY, Ottawa, Ontario (2016): Lead Ecologist. Golder was retained by PWGSC to assess current SAR turtle nesting at the Connaught Range, and design a strategy to prevent future nesting, while at the same time offering alternate nesting habitat. Golder's plan was designed in consideration of rigorous shooting range requirements, while offering a safe nesting area for turtles away from the active range. Client: Public Services and Procurement Canada (PSPC).
- DCC SAULT STE. MARIE SPECIES AT RISK STUDY, Sault Ste. Marie, Ontario (2023): Lead Ecologist and project manager, as well as Source List manager for DCC. Defence Construction Canada retained Golder to complete a Species at Risk (SAR) and a Migratory Bird (MB) survey at the Sault Saint Marie Armoury. Golder compiled and documented a SAR and MB inventory including potential habitat(s) on the entire Site, with the purpose of determining which SAR and MB were present, if any suitable residences or critical habitats were present and to produce a report that provided clear direction and management recommendations to ensure DND would be duly diligent in managing SAR and MB species at the Site. The study culminated in a list of mitigation measures that can be employed at the Site to assist DND in making management decisions for the property that may affect SAR, MB, other wildlife, or associated habitats. Gwendolyn acted as the Lead Ecologist and project manager, as well as being the Source List manager for DCC. Client: Defence Construction Canada (DCC).
- DCC SUDBURY ARMOURY SPECIES AT RISK STUDY, Sudbury, Ontario (2023-2024): Lead Ecologist and project manager, as well as Source List manager

for DCC. Defence Construction Canada retained Golder to complete a Species at Risk (SAR) and a Migratory Bird (MB) survey at the Sudbury Armoury. Golder compiled and documented a SAR and MB inventory including potential habitat(s) on the entire Site, with the purpose of determining which SAR and MB were present, if any suitable residences or critical habitats were present and to produce a report that provided clear direction and management recommendations to ensure DND would be duly diligent in managing SAR and MB species at the Site. This study was carried out over two years. Client: Defence Construction Canada (DCC).

- *CITY OF HAMILTON NATURE COUNTS PROGRAM, Hamilton, Ontario (2004): Crew Lead. Performed ELC within the City of Hamilton's boundary, from Ancaster to Puslinch. Designated Areas of Natural and Scientific Interest (ANSI) were inventoried for flora, fauna and disturbance level, and classified using ELC. Purpose of the study was to map vegetation communities in all large, natural habitats in the watershed. Client: Hamilton Region Conservation Authority
- CFB BORDEN TICK STUDY, Borden, Ontario (2024): Project Manager and DCC Source List Manager. Retained by Defence Construction Canada to complete a study of abundance and distribution of ticks at Canadian Forces Base Borden. The study consisted of mapping areas of higher risk of encountering a tick based on mapping and analysis of suitable habitats, followed by targeted tick surveys along designated transects in the higher risk areas. Black-legged ticks collected as part of the study were sent for analysis to determine if they carried the bacterium responsible for Lyme Disease. Client: Defence Construction Canada (DCC).
- CFB TRENTON SPECIES AT RISK STUDY, Trenton, Ontario (2023-2024): Project Manager and DCC Source List Manager. Retained by Defence Construction Canada to perform targeted surveys for species at risk and migratory birds at Canadian Forces Base Trenton. Over the course of two years, an area being considered for future development was surveyed. Where species at risk were confirmed, suitable habitat and/or candidate critical habitat (as defined under the Species at Risk Act) were mapped. The purpose of the study was to identify areas of higher ecological sensitivity and importance for consideration during project planning. Client: Defence Construction Canada (DCC).
- GATINEAU PARK TRAIL IMPROVEMENTS, Chelsea, Quebec. Retained by the National Capital Commission to prepare an Ecological Characterization Report in support of proposed trail improvements at Trails 5, 27 and 29 within Gatineau Park (federal lands). Work included mapping of vegetation communities, a fish habitat assessment, and targeted searches for species at risk or their potential habitat along the trails. The final report outlined the existing natural environment and identified mitigation measures to be employed to protect those features from potential negative impacts. Gwendolyn acted as the Lead Ecologist and project manager.
- CHAMPLAIN NODE PARK IMPROVEMENTS, Ottawa, Ontario. Retained by the National Capital Commission to prepare an Ecological Characterization Report and Environmental Effects Evaluation (EEE) in support of proposed amenity improvements at the Champlain Node park along the Ottawa River (federal lands). Work included mapping of vegetation communities, a shoreline and fish habitat assessment, a detailed tree inventory and mapping of invasive species, a wetland assessment according to federal guidelines, and targeted botanical and wildlife surveys. The final report outlined the existing natural environment and identified mitigation measures to be employed to protect those features from potential negative impacts. Gwendolyn acted as the Lead Ecologist and project manager.

- LAC LEAMY PARK TRAIL AND SHORELINE RESTORATION, Gatineau, Quebec. Retained by the National Capital Commission to prepare an Ecological Characterization Report in support of proposed trail and shoreline improvements along the Gatineau River within the Lac Leamy Park boundary (federal lands). Work included mapping of vegetation communities, a shoreline and fish habitat assessment, and targeted botanical and wildlife surveys (including western chorus frog). The final report outlined the existing natural environment and identified mitigation measures to be employed to protect those features from potential negative impacts. Gwendolyn acted as the Lead Ecologist and project manager.

Construction Materials

- *PEMBROKE QUARRY, Renfrew, Ontario. Prepared a Natural Environment Report for Thomas Cavanagh Construction Ltd. according to the Aggregate Resources Act requirements for a new limestone quarry operation. Work included discussions with the MNR and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation plans and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- RENFREW GOLF PIT, Renfrew, Ontario. Prepared a Natural Environment Report for Thomas Cavanagh Construction Ltd. according to the Aggregate Resources Act requirements for a new sand pit operation. Work included scoping the detailed fiend investigations, discussions with the MNR and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation plans and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- GILBERT QUARRY EXTENSION, South Frontenac, Ontario. Prepared a Natural Environment Report for G. Tackaberry and Sons Construction Company Ltd.'s proposed Gilbert Quarry extraction area expansion within the licensed area of their existing quarry. Gwendolyn acted as the natural environment component lead.
- STITTSVILLE II QUARRY EXPANSION, Ottawa, Ontario. Prepared a Natural Environment Report for R.W. Tomlinson Ltd. according to the Aggregate Resources Act requirements for a limestone quarry expansion. Work included scoping the detailed field investigations, discussions with the City of Ottawa, MNR and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Work included evaluation of wetlands according to the updated Ontario Wetland Evaluation System (OWES). Gwendolyn acted as the natural environment component lead.
- BANK STREET QUARRY EXTENSION, Ottawa, Ontario. Prepared a Natural Environment Level II report for Thomas Cavanagh Construction Ltd. according to the Aggregate Resources Act requirements for a small limestone quarry expansion. Work included discussions with the MNR and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- HIGHLAND LINE PIT, Lanark, Ontario. Prepared a Natural Environment Report for Thomas Cavanagh Construction Ltd. according to the Aggregate Resources Act requirements for a new sand pit operation. Work included discussions with the DFO, MNR, and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and

preparation of appropriate mitigation plans and rehabilitation plans. Gwendolyn acted as the natural environment component lead.

- WEST CARLETON QUARRY EXPANSION, Ottawa, Ontario. Prepared a Natural Environment Report for Thomas Cavanagh Construction Ltd. according to the Aggregate Resources Act requirements for a small limestone quarry expansion. Work included discussions with the City of Ottawa, MNR and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- NAVAN QUARRY EXPANSION, Ottawa, Ontario. Prepared a Natural Environment Level II report for Lafarge Canada Inc. according to the Aggregate Resources Act requirements for a limestone quarry expansion. Work included discussions with the City of Ottawa, MNR and MECP, field studies, and authoring the report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- ARNOTT PIT, Lanark, Ontario. Prepared a Natural Environment Level II report for Thomas Cavanagh Construction Ltd. according to the Aggregate Resources Act requirements for a new aggregate pit operation. Work included discussions with the MNR and MECP, field studies, and authoring the final report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- RIDEAU ROAD QUARRY EXPANSION, Ottawa, Ontario. Prepared a Natural Environment Level II report for R.W. Tomlinson Ltd. according to the Aggregate Resources Act requirements for a small limestone quarry expansion. Work included discussions with the MNR, field studies, and authoring the final report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Gwendolyn acted as the natural environment component lead.
- KENNEDY PIT, Ottawa, Ontario. Prepared a Natural Environment Level II report for Karson Aggregates according to the Aggregate Resources Act requirements for a new sand pit operation. Work included discussions with the MNR, designing and undertaking the field studies, and authoring the final report. Integration of various studies by multiple disciplines to determine potential impacts of extraction and preparation of appropriate mitigation and rehabilitation plans. Worked with the Mississippi Valley Conservation Authority to develop an environmental monitoring program. Gwendolyn acted as the natural environment component lead.
- MCMACHEN PIT SPECIES AT RISK, Rideau Lakes, Ontario. Designed and undertook a baseline study and mitigation plan for a sensitive species at risk on G. Tackaberry and Sons Construction Company Ltd.'s proposed aggregate pit expansion lands in accordance with O.Reg. 242/08 under the Endangered Species Act. Gwendolyn acted as the natural environment component lead, Lead Ecologist and project manager.

Infrastructure and Waste Management

- SPECIES AT RISK AND MIGRATORY BIRD SCREENINGS, Various Locations, Ontario. Retained by EPTCON, a subsidiary of Cormorant Utility Services Inc., to complete desktop species at risk and migratory bird screenings across various

locations in Ontario. The screenings were focused along existing electrical transmission lines where Hydro One is considering upgrades as part of a partnership with Xplore that will provide high-speed internet to rural areas. The screenings identified species at risk that may be present in the vicinity of the transmission lines, and the deliverable included high-level, preliminary mitigation measures that can be employed to reduce the likelihood of impacting those species, or migratory birds, during future upgrades. Gwendolyn acted as the Lead Ecologist and Project Manager.

- MANOTICK WATERMAIN PHASE I AND II, Ottawa, Ontario. Retained by J.L. Richards, Gwendolyn was the natural environment component lead for the Manotick Watermain project that included installation of a new watermain under the Rideau River. She was responsible for scoping field studies and preparing the Natural Environment Existing Conditions and Impact Assessment report. Reporting included an assessment of significant natural features and associated provincial and municipal policies, as well as recommended mitigation measures and permitting requirements. The presence of butternut at the site required preparation of a Butternut Health Assessment and a mitigation and monitoring plan in accordance with O.Reg. 242/08 under the Endangered Species Act.
- LEMIEUX ISLAND WATER INTAKE REPLACEMENT, Ottawa, Ontario. Retained by Jacobs on behalf of the City of Ottawa, Gwendolyn was the natural environment component lead for the proposed new water intake at Lemieux Island in the Ottawa River. Gwendolyn was responsible for preparing a natural environment baseline and impact assessment report in support of the detailed design stage of the project. Gwendolyn scoped field surveys and was responsible for authoring the Natural Environment Existing Conditions and Impact Assessment report. This project required permitting coordination from federal, Ontario and Quebec agencies for in-water drilling. The presence of species at risk required preparation and submission of an Information Gathering Form to the MNR. As part of the project, Gwendolyn was also responsible for preparing and submitting a DFO request for review for construction of the project. As a portion of the temporary construction infrastructure was located on federally-owned lands managed by the National Capital Commission, Gwendolyn was responsible for scoping and undertaking an Ecological Characterization and Tree Inventory for that portion of the Site.
- GRAHAM CREEK INFRASTRUCTURE RENEWAL, Ottawa, Ontario.Retained by J.L. Richards on behalf of the City of Ottawa, Gwendolyn was the natural environment component lead for the renewal of the Graham Creek storm infrastructure in Ottawa. She was also responsible for scoping field studies and preparing the Natural Environment Existing Conditions and Impact Assessment report. Reporting included an assessment of significant natural features and associated provincial and municipal policies, as well as recommended mitigation measures and permitting requirements. Gwendolyn managed submission of a DFO Request for Review for the project.
- WHITCHURCH-STOUFFVILLE WATER AND WASTEWATER MASTER STUDY, Whitchurch-Stouffville, Ontario. Gwendolyn was the technical project manager as well as the component lead for Natural Sciences for the Master Study prepared by GM BluePlan. In addition to managing the multi-disciplinary contribution to the project, she was also responsible for scoping field studies and preparing the Natural Environment Existing Conditions report. Reporting included an assessment of significant natural features and associated provincial and municipal policies, as well as recommended mitigation measures and permitting requirements.

- WHITCHURCH-STOUFFVILLE WATER SYSTEM UPGRADES, Whitchurch-Stouffville, Ontario. Gwendolyn was responsible for scoping field studies and preparing a Natural Environment Existing Conditions report for proposed water system upgrades for the Town of Whitchurch-Stouffville as part of a Municipal Class EA. Reporting included an assessment of significant natural features and associated provincial and municipal policies, as well as recommended mitigation measures and permitting requirements.
- LONGWORTH AVENUE EXTENSION, Clarington, Ontario. Gwendolyn was the component lead for Natural Sciences for the Municipal Class EA for the proposed Longworth Avenue Extension. She was responsible for scoping field studies and preparing the Natural Environment Existing Conditions report. Reporting included an assessment of significant natural features and associated provincial and municipal policies, as well as recommended mitigation measures and permitting requirements.
- EARL ARMSTRONG ROAD EXTENSION, Ottawa, Ontario. Retained by Parsons on behalf of the City of Ottawa, Gwendolyn was the Golder Associates Ltd. project manager as well as the wetlands and headwaters component lead in support of the Environmental Assessment for the proposed Earl Armstrong Road Extension. This involved managing Golder's multi-disciplinary input to the Municipal Class EA, being prepared by Parsons, as well as scoping and managing deliverables for wetlands and headwaters. As part of this project, Gwendolyn co-authored a formal wetland evaluation under the provincial Ontario Wetland Evaluation System.
- THIRD CROSSING OF THE CATARAQUI RIVER, Kingston, Ontario. Retained by J.L. Richards on behalf of the City of Kingston to assist in preparing the preliminary design for the third crossing bridge over the Cataraqui River. Worked with a multi-disciplinary team to identify potential natural environment constraints that helped to inform the proposed design. The key natural features in the Study Area included the Cataraqui River Marshes provincially significant wetland, fish habitat in the Cataraqui River, shoreline wetlands and woodlands, and potential habitat for species at risk. Provided input to the lighting design for the bridge structure that respected the sensitive nature of the area, and also provided input to the landscaping plan that incorporated micro-habitats and native species. The team worked closely with the City of Kingston and Parks Canada. Gwendolyn acted as the Lead Ecologist.
- TRAIL WASTE FACILITY STAGE V, Ottawa, Ontario. Retained by the City of Ottawa to assist with the update to the existing Environmental Assessment for the implementation of a new landfill cell at the Trail Road Waste Facility. Gwendolyn was the component lead in updating the species at risk assessment for the project, including recommendations for mitigation. Worked closely with the MECP to determine impacts to species at risk and implement appropriate avoidance and mitigation measures to eliminate the need for permitting under the Endangered Species Act.
- NORTH DUNDAS BOYNE LANDFILL EXPANSION, North Dundas, Ontario. Retained by the Township of North Dundas to prepare an Environmental Assessment of the Boyne Road Landfill expansion project. Gwendolyn was the component lead responsible for preparing a comprehensive assessment of the significant natural features present in the Study Area to help inform strategic development of alternative methods of expansion and their evaluation. Assessed impacts from the alternatives on the natural environment to assist in identifying the preferred alternative. On completion of the EA, Gwendolyn lead implementation of EA natural heritage commitments as well as natural heritage permitting.

- ALGONQUINS OF PIKWAKANAGAN FIRST NATION, Pikwakanagan, Ontario. Provided natural environment consulting services in support of a Solid Waste Feasibility Study for the AofPFN. Tasks included reviewing the site, as well as published natural heritage information for the vicinity, to identify significant natural features, including species at risk, that are or have the potential to be present. Studies were undertaken to determine present / absence of species at risk. Reporting included identifying mitigation measures to protect natural features during project planning and development. Gwendolyn acted as the Lead Ecologist.
- WEST CARLETON LANDFILL EXPANSION, Ottawa, Ontario. Retained by Waste Management to conduct an update to the ecological and species at risk findings of an approved Environmental Assessment for the proposed expansion of the West Carleton Landfill, located in Ottawa. Additional tasks included implementing commitments made in the approved EA, as well as engaging agencies to ensure any required permits relating to natural heritage were in place to support construction. Gwendolyn was the lead ecologist, responsible for preparing a road map for the client, scoping and leading ecological update, and contacting agencies to identify and negotiate permitting requirements for species at risk. Specific tasks included preparing a bank swallow compensation and monitoring plan, negotiating with the MECP to determine the need for permits for each phase of construction, and performing fish, turtle and amphibian rescues within the construction footprint.
- HYDRO ONE NATION RISE WINDFARM LINE TAP, Winchester, Ontario. Gwendolyn was the natural environment component lead for Hydro One to support the Environmental Effects Evaluation process for the construction of the electrical transmission line and connection to the wind farm.
- TCE NEW COMPRESSOR STATION, Blainville, Quebec. Gwendolyn was the natural environment component lead for an Environmental Effects Evaluation for the construction and operation of a new greenfield compressor station, as well as modification to an existing station. The impact assessments were prepared under the Canadian Energy Regulator Act and its Interim Filing Guidance.
- ENBRIDGE ALMONTE REINFORCEMENT PROJECT, Almonte, Ontario. Gwendolyn was the natural environment component lead for a proposed natural gas line under the Mississippi River in Almonte. Gwendolyn scoped the field surveys and prepared the baseline reporting in support of the Environmental Effects Evaluation for the project, including preparation of an Information Gathering Form for species at risk. Responded to comments from stakeholders as part of public consultation.
- TCE EASTERN MAINLINE PROJECT, Markham to Cornwall, Ontario. The Project included up to approximately 370 km of pipeline and related components, including valve sites and new and modified compression facilities at existing compressor stations along the proposed route. Work included designing and undertaking portions of the environmental field program, as well as contributing to reporting for the Environmental Assessment (EA) pursuant to the requirements of the National Energy Board Act and CEAA 2012.
- CLARINGTON WIND POWER PROJECT, Clarington, Ontario. Retained by Leader Resources Services Corp. to complete various studies in support of the REA application for an onshore Class 4 wind turbine generating project. These included a Natural Heritage Assessment, a Water Body Assessment, Endangered Species Act permit applications, Environmental Effects Monitoring Plan and a Noise Study Report. Wildlife and wildlife habitat investigations focused on bat maternity roosting habitat, grassland bird habitat, landbird migratory stopover areas, marsh bird

breeding habitat, amphibian breeding habitat and snake hibernacula. Use of the property by avian wildlife was assessed over several years during various seasons including breeding and migration. Species at risk habitat was identified and focused field surveys were completed as required. The Natural Heritage Assessment was approved by the MNR. Gwendolyn acted as the Lead Ecologist and project manager.

- LINDSAY-OPS LANDFILL SITE RENEWABLE ENERGY GENERATION FACILITY, Lindsay, Ontario. Retained by the City of Kawartha Lakes to conduct the site investigation component of a Natural Heritage Assessment (NHA) as per section 26 of Ontario Regulation (O. Reg.) 359/09 for a proposed biogas facility at the Lindsay-Ops Landfill site, City of Kawartha Lakes, Ontario. A Site Investigation Report was prepared based on these investigations, followed by an Evaluation of Significance (EOS) and Environmental Impact Statement (EIS) report as per sections 27 and 38 (2) of O. Reg. 359/09. Gwendolyn acted as the Lead Ecologist and project manager.
- SOUTH BRANCH WIND FARM, South Branch, Ontario. Environmental compliance monitoring during construction of this wind project for EDP Renewables - North America. Undertook a review of all environmental approvals and permits associated with the Project and prepared a comprehensive Compliance Manual based on the review. Also reviewed construction plans and procedures prepared by the Contractor for the Project in order to assess their compliance with agency guidelines and their related Acts, Codes and Regulations. Gwendolyn oversaw monthly construction monitoring events to monitor compliance. Following the completion of Project construction, and all associated monitoring events, a Compliance Assessment Summary Report was prepared. Gwendolyn acted as the Lead Ecologist and project manager.
- WESTNEY ROAD BRIDGES REHABILITATION, Toronto, Ontario. Retained by MTO, Gwendolyn was the terrestrial sciences lead and project manager for Golder Associates Ltd. multi-disciplinary team for the rehabilitation of the Highway 401 bridges over Westney Road. Fieldwork and reporting were undertaken according to MTO regulations and guidelines. Deliverables included a Fisheries and Aquatic Ecosystems Report and a Terrestrial Ecosystems Report.
- WHITE RIVER BRIDGE REPLACEMENT, McCron Township, Ontario. Retained by the MTO, Gwendolyn was the project manager for the terrestrial and fisheries assessments associated with a proposed bridge replacement project. Fieldwork and reporting were undertaken according to MTO regulations and guidelines. Deliverables included a terrestrial summary and Project Notification Form for fisheries. Gwendolyn acted as the component lead for terrestrial sciences and over-all Golder project manager.
- WINDY POINT BRIDGE REHABILITATION, Watten Township, Ontario. Retained by the MTO, Gwendolyn was the project manager for the terrestrial and fisheries assessments associated with a proposed bridge replacement project. Fieldwork and reporting were undertaken according to MTO regulations and guidelines. Deliverables included a terrestrial summary and Project Notification Form for fisheries. Gwendolyn acted as the component lead for terrestrial sciences and over-all Golder project manager.
- *HIGHWAY 11/17 ROUTE PLANNING, Kakabeka Falls, Ontario. Route Planning Study for the four-laning of Highway 11/17 between Kakabeka Falls and Shabaqua Corners. The purpose of the study was to review and evaluate various route alternatives for a new four-lane divided Highway 11/17. Terrestrial investigations characterized vegetation communities in the study area according to Ecological Land

Classification (ELC) for southern Ontario, and the Forest Ecosystems of Central Ontario. Observations of ecological linkages, wildlife and wildlife habitats were also made. Sensitive vegetation communities within a provincial park were reviewed. Fieldwork and reporting were undertaken according to MTO regulations and guidelines. Gwendolyn acted as the component lead for terrestrial sciences.

- *HIGHWAY 69 SITE SELECTION FOR MAINTENANCE PATROL YARDS, Parry Sound to Sudbury, Ontario. This study was undertaken in order to assess a number of alternative locations for patrol yards within the study area, and to identify preferred alternatives at three locations. Performed Ecological Land Classification within each identified patrol yard alternative. Identification of flora and fauna, and habitat descriptions. The study area contained significant features including Provincially Significant Wetlands and required surveys and habitat assessments for Massassauga Rattlesnake, which was present in the study areas. Fieldwork and reporting conducted in accordance with MTO regulations and guidelines. Concurrent with the submission of the Fisheries and Aquatic Ecosystems Report, a Terrestrial Ecosystems Report was submitted to characterize existing conditions, and to address predicted impacts and required mitigation to on-site vegetation communities, terrestrial wildlife and their habitats, and adjacent ecological linkages. Gwendolyn acted as the component lead for terrestrial sciences.
- *HIGHWAY 6 IMPROVEMENTS, Guelph, Ontario. The purpose of this study was to identify the location and configuration for new interchanges to provide access to the Hanlon Expressway. Performed Ecological Land Classification along the study corridor. Identification of flora and fauna, and habitat description. The study area contained a wide range of upland forest habitats, wetlands and cultural communities. Fieldwork and reporting conducted in accordance with MTO regulations and guidelines. Concurrent with the submission of the Fisheries and Aquatic Ecosystems Report, a Terrestrial Ecosystems Report was submitted to characterize existing conditions, and to address predicted impacts and required mitigation to on-site vegetation communities, terrestrial wildlife and their habitats, and adjacent ecological linkages. Gwendolyn acted as the component lead for terrestrial sciences.

Land Development

- *MAITLAND INDUSTRIAL PARK LANDS DUE DILIGENCE, Township of Augusta, Ontario. Completed a Natural Heritage Due Diligence Screening report for the Township of Augusta on a large, green field site that is designated for employment lands. The assignment included scoping a two-day field investigation to assist in identifying natural heritage features on, or potentially on, the Site including species at risk. This information, in combination with information gathered from publicly accessible sources, was used to prepare a high-level constraints assessment that identified significant natural heritage features and the associated policy implications and development constraints associated with each. Gwendolyn acted as the Lead Ecologist and Project Manager.
- *10 CATARAQUI STREET DEVELOPMENT, Kingston, Ontario. Retained by CityFlats to complete an Environmental Impact Statement for a proposed multi-storey residential development on the shore of the Cataraqui River in the City of Kingston. The EIS included the review and assessment of multiple significant natural features, including the Cataraqui River (Rideau Canal National Historic Site), provincially significant wetlands, and turtle nesting. The EIS identified appropriate setbacks and mitigation measures to be implemented at the Site. Gwendolyn acted as the Lead Ecologist and Project Manager.

- UHAUL SELF-STORAGE FACILITY, Ottawa, Ontario. Retained by UHaul to complete a Scoped Environmental Impact Statement for a proposed storage facility along the Carp River, Ottawa. The EIS required negotiations with the City in order to scope the study appropriately, and included targeted studies for species at risk. The EIS assessed the significant natural features at the Site, and identified appropriate setbacks and mitigation measures to be implemented.
- WRIGHT LANDS RESIDENTIAL DEVELOPMENT, Ottawa, Ontario. Retained by The Regional Group to complete an Environmental Impact Statement for the proposed development of 788-790 River Road, Ottawa. The Site included significant natural features including headwater drainage features, a significant valley feature, and fish habitat. Gwendolyn was the over-all project manager, responsible for scoping and leading the ecological tasks as well as agency consultation, but also for managing the over-all multi-disciplinary project technical team including geotechnical, hydrogeology, contaminated lands, and archaeology.
- -VICTORIA ISLAND AND TIMBERSLIDE REMEDIATION PROJECT, Ottawa, Ontario. Retained by the National Capital Commission to support the multi-million-dollar remediation program for Victoria Island, a federal brownfield in the Ottawa River between Ontario and Quebec. Project objective was to rehabilitate the island as part of the transition of stewardship of the Site to the Algonquins of Ontario. Gwendolyn provided a range of services, including Ecological Characterisation Reporting for each phase of the remediation work, and completion of a DFO Request for Project Review and habitat restoration plan for the watercourse associated with the historic Timberslide. Gwendolyn was the component lead for terrestrial natural environment.
- OTTAWA NEW EDINBURGH CLUB BOATHOUSE RENEWAL, Ottawa, Ontario. As part of the National Capital Commission's renewal project for the Ottawa New Edinburgh Club (ONEC) boathouse, a heritage building, Gwendolyn provided a range of services including Ecological Characterization Reports for the boathouse and also the servicing area, contributed to an Environmental Effects Evaluation, and worked with the NCC to prepare and submit a federal Species at Risk Act permit application for butternut and SAR bats. Gwendolyn was the project manager, and lead for the ecology services.
- WESTBORO BEACH REDEVELOPMENT, Ottawa, Ontario. Gwendolyn was the project manager and natural environment component lead for the National Capital Commission's proposed redevelopment of Westboro Beach. As part of the project, Gwendolyn scoped field surveys, prepared an Ecological Characterization Report, and contributed to an Environmental Effects Evaluation.
- GALLIPEAU CENTRE REDEVELOPMENT PROJECT, Smiths Falls, Ontario. Retained by TAG Gallipeau Corporation to assist with determining the feasibility of redeveloping the Gallipeau Centre in Smiths Falls. Gwendolyn was the natural environment component lead and was responsible for scoping field surveys and preparing an environmental constraints assessment for consideration during the planning stages of the project. Gwendolyn assisted the client in understanding the ecological constraints and opportunities, as well as laying out a path forward should redevelopment be contemplated.
- OTTAWA NEW CENTRAL PUBLIC LIBRARY, Ottawa, Ontario. Retained by the City of Ottawa to prepare an Environmental Impact Study in accordance with City of Ottawa requirements for the proposed new City of Ottawa Central Library. The scoped EIS focused on species at risk and potential impacts on the adjacent heritage aqueduct. Gwendolyn was the ecology lead.

- MAPLEVIEW HOMES RESIDENTIAL DEVELOPMENT, Brockville, Ontario. Gwendolyn was retained by MapleView Homes to complete and Environmental Impact Statement for a proposed residential development. In addition to managing a multi-disciplinary technical team, including contaminated lands, geotechnical and archaeology services, Gwendolyn was responsible for scoping natural environment field surveys and preparing an Environmental Impact Study in accordance with City of Brockville and provincial policies.
- WATERIDGE VILLAGE (FORMER CFB ROCKCLIFFE), Ottawa, Ontario. Provided multi-disciplinary support to the redevelopment of the former CFB Rockcliffe site to a multi-use urban development. In support of the application to the City of Ottawa by Canada Lands Company, the team prepared the Environmental Impact Statement and the Tree Conservation Report based on the proposed development plan. The evaluation of natural heritage features for this project site included the integration of provincial and federal regulations and associated best practices for mitigation of potential impacts. Adjacent lands owned by the National Capital Commission were also reviewed as part of this project. Gwendolyn acted as the Lead Ecologist and project manager.
- GREYSTONE VILLAGE (FORMER OBLATES PROPERTY), Ottawa, Ontario. Retained by The Regional Group for this exciting redevelopment of the historic Oblates property in Ottawa, along the Rideau River. The site was assessed for natural heritage values, and an Environmental Impact Study and Tree Conservation Report were prepared. Work included liaison with the Rideau Conservation Authority and local community groups. Gwendolyn acted as the Lead Ecologist.
- O'BRIEN HOUSE BAT MATERNITY STUDY, Chelsea, Quebec. Retained to assess the presence or absence of SAR bats using this historic building for maternity roosting prior to proposed redevelopment of the building as a boutique hotel. The study included daytime surveys to assess potential habitat and search for evidence of bats, while nighttime surveys focused on visually locating bats exiting the structure, according to standard protocols. Remote acoustic detection units were used to determine species present. Collaborated with the National Capital Commission, who is the landowner. Gwendolyn acted as the Lead Ecologist and project manager.
- CLARIDGE HOMES GREENBANK ROAD LANDS DEVELOPMENT, Ottawa, Ontario. Retained by Claridge Homes to prepare an Environmental Impact Study and Tree Conservation Report, including all necessary fieldwork, for this Site. Worked with the client and the City of Ottawa to address all natural environment issues at the Site, including the potential presence of species at risk bats and birds, as well as fish habitat in the Jock River. Gwendolyn acted as the Lead Ecologist and project manager.
- CLARIDGE HOMES MAPLEGROVE ROAD LANDS DEVELOPMENT, Ottawa, Ontario. Retained by Claridge Homes to prepare an Environmental Impact Study and Tree Conservation Report, including all necessary fieldwork, for this Site. Golder worked with the client and the Ministry of Natural Resources to provide solutions that met the clients needs as well as natural heritage policy requirements at the municipal and provincial levels. Species at risk encountered at the Site included butternut, and the potential for Blanding's turtle which was addressed through the preparation of an Information Gathering Form. Gwendolyn acted as the Lead Ecologist and project manager.
- CLARIDGE HOMES RIVERSIDE SOUTH LANDS DEVELOPMENT, Ottawa, Ontario. Designed and undertook a comprehensive field program at the Site to characterize the natural features present. An Environmental Impact Statement and

Tree Conservation Report in support of Claridge Homes' proposed residential development was then prepared which identified mitigation measures to limit potential impacts to the significant natural features identified. Those features included wetlands, headwater drainage features, woodlands, and species at risk including butternut. Gwendolyn acted as the Lead Ecologist and project manager.

- OTTAWA POLICE SERVICES SOUTH CAMPUS, Ottawa, Ontario. Retained by Ottawa Police Services to prepare an Environmental Impact Study for the proposed South Campus institutional development project. Located adjacent to the Rideau River, the assessment included consideration of a number of species at risk, including Blanding's turtle, as well as fish habitat and surface water setbacks. Gwendolyn acted as the Lead Ecologist and project manager.
- NATIONAL EQUESTRIAN PARK REDEVELOPMENT, Ottawa, Ontario. Retained by Wesley Clover Parks to support the proposed redevelopment of portions of the National Equestrian Park in Ottawa. Gwendolyn supported the natural environment studies to meet the needs of municipal, provincial and federal stakeholders, including development of the compensation plan for Bobolink. The recent developments have included an outdoor festival and concert venue and a FIFA 2-Star Soccer facility. Gwendolyn acted as the Lead Ecologist and project manager.
- ENVIRONMENTAL MANAGEMENT PLAN FOR URBAN EXPANSION AREAS 9A/B, Ottawa, Ontario. Retained by Claridge Homes and Urbandale to prepare an Environmental Management Plan (EMP) for two parcels of land, which included coordination and incorporation of materials from a number of external partners. The EMP provided a framework for future development of the area through a range of detailed studies, and included extensive consultation with City and Conservation Authority staff. Gwendolyn acted as the Lead Ecologist and project manager.
- CITY OF BROCKVILLE EMPLOYMENT LANDS, Brockville, Ontario. Designed a natural heritage study of a 130 acre property in the City of Brockville, with the intention of determining the potentially developable area in consideration of the natural environment features present at the Site, on behalf of the City of Brockville. Results were presented in a preliminary Environmental Impact Study for consideration as part of a Secondary Plan study for the Site. Gwendolyn acted as the Lead Ecologist and project manager.
- CLARIDGE HOMES 4789 BANK STREET DEVELOPMENT, Ottawa, Ontario. Retained by Claridge Homes to prepare an Environmental Impact Study and Tree Conservation Report, including all necessary fieldwork, for this Site. Worked with the client, City of Ottawa, South Nation Conservation and the Ministry of Natural Resources and Forestry to provide solutions that met the clients needs as well as natural heritage policy requirements at the municipal and provincial levels. Gwendolyn acted as the Lead Ecologist and project manager.
- PATHWAYS RESIDENTIAL DEVELOPMENT EIS and EMP, Ottawa, Ontario. Provided natural heritage expertise in assisting the Regional Group to clear conditions for this draft-approved subdivision in Ottawa. This challenging project included a full inventory of the flora and fauna at the Site in order to prepare an Environmental Management Plan, Environmental Impact Study and Tree Conservation Report for the site. Golder worked with the client, City of Ottawa, South Nation Conservation and the Ministry of Natural Resources and Forestry to navigate this challenging project and provide solutions that met the clients needs as well as natural heritage policy requirements at the municipal and provincial levels. The project also required five years of annual ecological monitoring of a constructed

channel to confirm it was functioning as designed. Monitoring focused on flow conveyance, presence of wildlife (amphibian monitoring), vegetation monitoring (in-stream and riparian), and identification of remediation needs, if any. Gwendolyn acted as the Lead Ecologist.

- *DALLAN LANDS RESIDENTIAL DEVELOPMENT, Guelph, Ontario. Gwendolyn was retained by Victoria Wood to prepare an Environmental Impact Study for a proposed residential development. Multi-year field inventories related to flora and fauna were performed, including species at risk (Jefferson Salamander), and wetland boundaries were evaluated in co-operation with the Grand River Conservation Authority. Review of potential impacts was undertaken and presented in an Environmental Impact Statement. On-going consultation with public interest groups, University of Guelph experts, and City staff to develop a design plan in respect of complicated natural heritage features. Gwendolyn acted as the Lead Ecologist and project manager.
- *UNIVERSTIY OF WATERLOO NORTHWEST CAMPUS STUDY, Waterloo, Ontario. Gwendolyn was retained by the University of Waterloo to undertake a review and assessment of the natural heritage components associated with the subject lands, including floral, faunal and community investigations. The information gathered was used to create an updated Greenspace System on the subject lands and to propose trail linkages between the site and adjacent lands. Reviewed the draft plan of development in relation to the subject lands in order to identify potential environmental effects and recommend mitigation measures. Gwendolyn acted as the Lead Ecologist and project manager.

Peer Review

- *CAMPBELL FARM DEVELOPMENT, Town of Arnprior, Ontario. Retained in 2024 by the County of Renfrew to conduct a peer review of an Environmental Impact Statement for the proposed residential development of Part of Lot 5, Concession A, Town of Arnprior. Provided a letter commenting on the adequacy of scope and appropriateness of conclusions made in the report. Gwendolyn acted as the Lead Ecologist.
- 204 LAVAL STREET DEVELOPMENT, Clarence-Rockland, Ontario. Retained in 2023 by the City of Clarence-Rockland to conduct a peer review of an Environmental Impact Statement for the proposed residential development of 2040 Laval Street, Clarence-Rockland. Provided a letter commenting on the adequacy of scope and appropriateness of conclusions made in the report. Gwendolyn acted as the Lead Ecologist and project manager.
- 1401 CARON STREET DEVELOPMENT, Clarence-Rockland, Ontario. Retained in 2023 by the City of Clarence-Rockland to conduct a peer review of an Environmental Impact Statement for the proposed residential development of 1401 Caron Street, Clarence-Rockland. Provided a letter commenting on the adequacy of scope and appropriateness of conclusions made in the report. Gwendolyn acted as the Lead Ecologist and project manager.
- OTTAWA INTERNATIONAL AIRPORT PIT, Ottawa, Ontario. Retained in 2020 by Thomas Cavanagh Construction Ltd. to provide a peer review of a Natural Environment Level II report prepared for the proposed aggregate pit to be developed on the Ottawa International Airport Lands. The site is on federal lands so federal policies had to be addressed in the typically provincial context of an NELII report. Provided a letter commenting on the adequacy of scope and appropriateness of

conclusions made in the report. Gwendolyn acted as the Lead Ecologist and project manager.

- DAVIS TANNERY LANDS DEVELOPMENT, Kingston, Ontario. Retained in 2019 by the City of Kingston to review an Environmental Impact Study (EIS) for the proposed remediation and development of the former Davis Tannery lands on the Cataraqui River in the City of Kingston. Provided a letter commenting on the adequacy of scope and appropriateness of conclusions made in the report. Gwendolyn acted as the Lead Ecologist and project manager.
- CATARAQUI REGION CONSERVATION AUTHORITY SEVERANCE, Kingston, Ontario. Retained in 2016 by the City of Kingston to review an Environmental Impact Study (EIS) for the severance of a parcel of land from the Little Cataraqui Creek Conservation Area, and provided comments with respect to the adequacy of scope and appropriateness of conclusions made in the report. Gwendolyn acted as the Lead Ecologist and project manager.
- PROPOSED LAND DEVELOPMENT, County of Peterborough, Ontario. Retained in 2010 by the County of Peterborough to provide environmental peer review services. Reviewed Environmental Impact Studies (EIS) for residential and recreational developments within the County, and provided comments with respect to the adequacy of scope, and appropriateness of conclusions made in the reports. Gwendolyn acted as the Lead Ecologist and project manager.
- PROPOSED LAND DEVELOPMENT, County of Frontenac, Ontario. Retained in 2008/2009 by the County of Frontenac to provide environmental peer review services. Reviewed Environmental Impact Studies (EIS) for residential and recreational developments within the County, and provided comments with respect to the adequacy of scope, and appropriateness of conclusions made in the reports. Gwendolyn acted as the Lead Ecologist and project manager.

*Completed while employed at another organization.

FERGUS NICOLL, Dip.T.

Senior Ecologist, Project Manager

Areas of practice

Terrestrial Ecology

Wetland Ecology

Aquatic Ecology

Taxonomy

Study Design

Impact Assessment

Project Management

Languages

English

PROFILE

Fergus Nicoll is a Senior Ecologist with over 25 years of demonstrated experience. He provides expertise in wetland ecology, ornithology, botany, and terrestrial ecology, with a strong supporting role in aquatic ecology. Fergus has experience in the development and logistical support of ecological projects, assessing the impacts of development on natural landscapes, permitting and other requirements under various provincial and federal regulations. He also has experience in project management, study design, leading complex field programs, as well as reporting and impact assessment. He also has strong field skills in all aspects of ecology, terrestrial and aquatic, including the identification of all taxa.

Fergus' consulting experience includes risk assessments, environmental impact statements, environmental assessments, federal, provincial, and municipal, aggregate resources act natural environment reports, ecological surveys and inventories, species at risk inventories and authorizations, tree conservation plans, habitat design and inventory, and construction compliance monitoring.

Fergus is certified, trained, and experienced in several ecological programs and methodologies, including the Ontario Wetland Evaluation System, The Canadian Wetland Classification System, Identification et delimination de milieux humides du Quebec meridional, Ecological Land Classification, and the Ontario Stream Assessment Protocol. He is a leader in wetland assessment and has successfully participated in Ontario Land Tribunal hearings.

EDUCATION

Fisheries and Wildlife Management Diploma, Sault College, Sault Ste. Marie	2005
Parks and Outdoor Recreation Diploma, Sault College, Sault Ste. Marie, Ontario	2005

PROFESSIONAL DEVELOPMENT

Wilderness First Aid Training, Canadian Red Cross	
Ecological Land Classification, MNR	2008
Butternut Health Assessor, MNR	2010, 2019
ATV Training Certificate, Canadian Safety Council	2010
Surface Minor Training, Ontario MLITSD	2011
Ontario Wetland Evaluation System, MNR	2011
Small Non-Pleasure Vessel Basic Safety (MED A3)	2011
Reptile and Amphibian Field Training Workshop, MNR	2012
Data Sensitivity Training, NHIC	2013
Ontario Stream Assessment Protocol, MNR	2017
Defensive Driver Training, Canadian Safety Council	2021
Pollinator Steward Certification, Pollinator Partnership Canada	2022

Backpack Electrofishing Certifications, WSP Inc.	2023
Marine and Basic First Aid, CPR Level C, and AED, Canadian Red Cross	2024

PROFESSIONAL ASSOCIATIONS

Ontario Field Ornithologists, 2005	OFO
Bird Studies Canada, 2005	BSC
Field Botanists of Ontario, 2008	FBO
Entomological Society of Canada, 2012	ESC
Mississippi Madawaska Land Trust, 2020	MMLT

CAREER

Senior Ecologist, Ontario Environment and Planning, WSP	2025 – Present
Ecologist, Cambium Inc., Ottawa, ON	2023– 2025
Ecological Technical Specialist, Golder Associates Ltd. (WSP Acquisition), Ottawa, ON	2008– 2023
Field Station Coordinator/Biologist, Bird Studies Canada, Port Rowan, ON	2002– 2008
Aquatic and Fisheries Technician. Laurentian University, Sudbury, ON	2001– 2002
Ecologist, Environment and Climate Change Canada, Ottawa, ON	2000– 2001
Field Biologist, University of New Brunswick, Fredericton, NB	1999– 2000
Mammal Species at Risk Biologist, United States Geological Survey, Fort Collins, CO	1998- 1999
Fisheries Ecologist, Ontario Ministry of Natural Resources, Bracebridge, ON	1998- 1999
Tree Planter, Osgoode Forestry Services, Timmins, ON	1997-1998

PROFESSIONAL EXPERIENCE EXAMPLES

Transportation and Infrastructure

— J.L RICHARDS MANOTICK WATERMAIN PHASE I AND II, Ottawa, Ontario.

Natural Environment Coordinator/Lead. Responsible for scoping field studies and helping to prepare the Natural Environment Existing Conditions and Impact Assessment report. Provided input to EA team to chose preferred alternative. Reporting included an assessment of significant natural features and associated provincial and municipal policies, as well as recommended mitigation measures and permitting requirements.

— CITY OF OTTAWA EARL ARMSTRONG ROAD EXTENSION, Ottawa, Natural Environment Coordinator/Lead. Provided support of the Environmental Assessment for the proposed Earl Armstrong Road Extension. This involved supporting

multi-disciplinary input to the Municipal Class EA, being prepared by Parsons, as well as scoping and managing deliverables for wetlands and headwaters. Provided input to EA team to chose preferred alternative. As part of this project, Fergus co-authored a formal wetland evaluation under the provincial Ontario Wetland Evaluation System

— MARTEN FALLS FIRST NATION COMMUNITY ACCESS ROAD ENVIRONMENTAL ASSESSMENT, Northwestern Ontario

Discipline Lead-Birds/Assistant to other disciplines. Responsible for the bird component of a joint federal/provincial Environmental Assessment of an all-season access road to the remote community of Marten Falls (Ogoki Post). Designed and implemented a massive multi-season, multi-year bird program over a large 200km long remote Study Area (helicopter access only). Included a variety of survey types in all seasons for all groups of birds such as breeding birds, fall migration, overwintering birds, aerial surveys, and automated recording units (ARUS). Conducted many surveys, including helicopter surveys, and responsible for managing a large team of multiple crews. Required working with several other disciplines (ecology and others), as part of a large complex project team. Also lead field surveys, and provided input on several other disciplines (e.g., aquatics, vegetation and peatlands, ungulates, wolverine, bats, pollinators, and other wildlife). Responsible for bird baseline, and existing conditions reporting under the EA. Also assisted with other disciplines baseline, and existing conditions reporting. Included interacting with agencies, local First Nations communities, and the public, by responding to comments, giving presentations, and being in agency and public meetings.

— GREEN INFRASTRUCTURE PARTNERS (GIP) FORMERLY AECON CONSTRUCTION EAST, HIGHWAY 417 EXTENSION, RENFREW COUNTY, ONTARIO

Project Manager/Field Lead. Responsible for overseeing and conducting ecology program for an Ontario Ministry of Transportation highway lane expansion, culvert replacement, and overpass construction project. Provided the client with support on several natural environment related aspects, including migratory birds, fish habitat and fish rescue, and sediment and erosion control monitoring. Included planned work and on-call work, as well as monthly compliance reporting to the Ontario Ministry of Transportation.

— AECON CONSTRUCTION EAST, CARP RIVER RESTORATION. OTTAWA, ONTARIO.

Project Manager/Field Lead. Developed, managed, and implemented a construction monitoring program for a river restoration project to meet conditions of a Fisheries and Oceans Canada authorization, and requirements from other agencies (e.g., City of Ottawa, Conservation Authority). Includes extensive fish sampling and fish rescue in all seasons. SAR training, SAR related construction monitoring, erosion and sediment control monitoring, water quality monitoring, provided input on rehabilitation and vegetation plans, and provided on-call advise and services at all phases of the project.

— CANADIAN NATIONAL RAIL COMPANY (CN), MILE 109 RECLAMATION PROJECT. RENFREW COUNTY, ONTARIO

Ecology Component Lead. Provided ecology support on large remediation project of abandoned rail line, at eastern end of Algonquin Park. Responsible for overseeing and implementing wetland and aquatic ecosystem monitoring, fish rescues, SAR surveys including turtles, and construction mitigation (including ESA permitting requirements), and related reporting. Assisted with surface water program, agency consultation and meetings.

— ONTARIO MINISTRY OF TRANSPORTATION (MTO), EXISTING CONDITIONS STUDIES, EASTERN AND CENTRAL ONTARIO.

Field Lead/Project Support. Conduct field visits at multiple MTO sites for Aquatic and Terrestrial Ecosystem Existing Conditions and Impact Assessment Reports across eastern and central Ontario. Works were primarily focuses on bridges and water crossings. Provided input and assistance on proposals, costing, and reporting.

— ROBINSON CONSULTANTS INC., PRINCE OF WALES DRIVE COORDINATED NETWORKS MODIFICATIONS. OTTAWA, ONTARIO

Field Lead/Project Team Member. Developed and implemented multi-taxa field program as part of natural environment assessment for City of Ottawa Improvements for a portion of Prince of Wales Drive. Provided assistance with baseline and impact assessment reporting.

Land Development

Tomlinson Land Development

— ROSEFELLOW HOLDINGS, COMMERCIAL DEVELOPMENT, 405 HUNTMAR DRIVE, OTTAWA, ONTARIO

Field Lead/Project Team Member. Scoped Environmental Impact Statement for a commercial development. Conducted ecological field surveys, prepared a tree conservation report, and assisted with reporting.

— REGIONAL GROUP PATHWAYS (REMER LANDS) RESIDENTIAL DEVELOPMENT, OTTAWA, ONTARIO.

Field Lead/Field Coordinator. The project was to assist Regional Group to clear conditions for their draft-approved subdivision in Ottawa. This included an Environmental Management Plan, Tree Conservation Report, Environmental Impact Statement, wetland monitoring, design input on and post-construction monitoring of a constructed naturalized channel. Lead and coordinated multiple field programs, ecology, and others. Assisted with proposal, and report writing, including the lead on the tree conservation report. Worked on a team as part of an Endangered Species Act permit for butternut, conducted butternut health assessments and reporting on 180 trees. Participated in multiple agency and stakeholder meetings, including site visits.

— LANDLAB INC., LAKEPORT BEACH DEVELOPMENT. LAKEPORT, ONTARIO

Field Lead/Ecology Component Lead. To support an ongoing proposed residential development application, retained to prepare an Environmental Impact Statement including all relevant studies. Developed and implemented a multi-taxa field program, lead, and supervised field crews. This included the preparation of wetland mapping and a wetland evaluation using the Ontario Wetland Evaluation System, and co-authoring of the EIS. Worked closely with a multi-discipline team, and environmental planners on the project.

— FINDLAY CREEK PROPERTIES, FINDLAY CREEK DEVELOPMENT, OTTAWA, ONTARIO

Ecology Component Lead/Field Lead. Provided support to Findlay Creek Properties, for several aspects of their residential development. This included input on design of a channel realignment of Findlay Creek, pre and post construction fish surveys. It also included the development of a long-term monitoring program of constructed aquatic and terrestrial habitat areas, as well as long-term monitoring in the adjacent Provincially

Significant Wetland. Worked closely with Fisheries and Oceans Canada, as well as the Ministry of the Environment, Ministry of Natural Resources, and South Nation Conservation.

— MAPLEVIEW HOMES RESIDENTIAL DEVELOPMENT, BROCKVILLE, ONTARIO

— Project Coordinator/Field Lead. Environmental Impact Study for a proposed residential development. Lead field crews for multi-taxa field program. Assisted with report writing and assisted other teams with field work and reporting (e.g., contaminated lands).

— CLARIDGE HOMES INC., PROPOSED SUBDIVISION, GREENBANK ROAD, OTTAWA, ONTARIO.

Field Lead/Project Team Member. Environmental Impact Statement and Tree Conservation Report in support of a proposed residential development. Lead multi-taxa ecological field program, prepared a tree conservation report, and assisted with reporting and responses to agency comments.

Energy – Transmission and Power Generation

— ONTARIO POWER GENERATION (OPG), OTTO HOLDEN GENERATION STATION, MATTAWA, ONTARIO

Project Manager/Field Lead. species at risk and biodiversity study. Responsible for management, as well as study design, conducting and overseeing multi-taxa field program (birds, bats, mammals, herptiles, fish, pollinators), ecological land classification and plant community mapping, reporting and provide recommendations to OPG.

— HYDRO ONE, WAASIGAN TRANSMISSION LINE PROJECT, NORTHERN ONTARIO

Component Lead/Field Crew Lead – Birds. Field Crew Lead – Plant Communities and Bats. Responsible for study plan development and overseeing field crews as part of a larger Environmental Assessment of a proposed transmission line. Conducted helicopter reconnaissance of routes, assisted other components with implementation of their desktop and field programs. Assisted with baseline and existing conditions reporting.

— ONTARIO POWER GENERATION (OPG), DES JOACHIMS GENERATING STATION, ROLPHTON, ONTARIO

Project Manager/Field Lead. species at risk and biodiversity study. Responsible for management, as well as study design, conducting and overseeing multi-taxa field program, ecological land classification, and reporting/recommendations.

— ONTARIO POWER GENERATION (OPG), CHENAUX GENERATING STATION, RENFREW, ONTARIO

Project Manager/Field Lead. species at risk and biodiversity study. Responsible for management, as well as study design, conducting and overseeing multi-taxa field program, ecological land classification, and reporting/recommendations.

— ONTARIO POWER GENERATION (OPG), R.H. SAUNDERS GENERATING STATION, CORNWALL, ONTARIO

Project Manager/Field Lead. Species at risk and biodiversity study. Responsible for management, as well as study design, conducting and overseeing multi-taxa field program, ecological land classification, and reporting/recommendations.

— NEXTBRIDGE INFRASTRUCTURE, EAST WEST TIE TRANSMISSION LINE PROJECT, NORTHWESTERN ONTARIO (2018-2019)

Field Crew Lead/Project Team Member. Responsible for conducting multi-taxa surveys on large Environmental Assessment project (i.e., birds, bats, plant communities, fish, and fish habitat). Provided input on study design, agency consultation, public meetings, and baseline, existing conditions, and impact assessment reporting. Use of GIS tools to develop survey design. Included helicopter reconnaissance of all routes.

— EDP RENEWABLES, NATION RISE/SOUTH BRANCH RENEWABLE ENERGY PROJECT. MOREWOOD, ONTARIO (2017)

Field Crew Lead. Responsible to conduct terrestrial and aquatic habitat, plant community, and bird surveys as part of a renewable energy application for a wind farm. Assisted with data management and report writing.

— ONTARIO POWER GENERATION (OPG), GRASSY BAY ECOLOGICAL MONITORING, CALABOGIE, ONTARIO

Project Manager/Field Lead. Lead studies related to effects of water level changes on ecology of Grassy Bay Provincially Significant Wetland and Calabogie Lake. Included a marsh monitoring program (birds and frogs), monitoring of overwintering herptiles, and monitoring of wild rice population, water levels, and water chemistry parameters. Responsible for client and project management, as well as study design, conducting and overseeing multi-taxa, four-season field program and field staff. Author of several monitoring reports, which included data analysis, reporting on findings, and providing recommendations to OPG.

— ONTARIO POWER GENERATION (OPG), CHATS FALLS GENERATING STATION, CORNWALL, ONTARIO

Project Manager/Field Lead. Lead a species at risk and biodiversity study, and a wetland study. Responsible for management, as well as study design, conducting and overseeing multi-taxa field program, ecological land classification, and reporting/recommendations.

— ONTARIO POWER GENERATION (OPG), SIR ADAM BECK RESERVOIR REPAIRS, Cornwall, Ontario

Field Crew Lead. Assist with large comprehensive fish capture and removal program as part of repairs to the reservoir. Included several weeks of fish capture using multiple techniques. This included, trap netting, gillnetting, seine netting, and electrofishing. Large numbers of several species were captured, processed, and relocated. Conducted at risk plant and reptile surveys on adjacent areas; assisted with reporting and permitting.

— VARIOUS RENEWABLE ENERGY PROJECTS, ONTARIO

Field Crew Lead/Assistant Report Author. Conducted field surveys for various renewable energy projects throughout Ontario. This includes extensive bird surveys, reptile and mammal surveys, habitat and vegetation surveys, aquatic surveys, species at risk surveys, as well as mortality surveys. Authoring of avian and vegetation reports, and support on other aspects of project reporting.

Aggregates and Mining

— R.W. TOMLINSON INC., ONTARIO TRAP ROCK (OTR) II QUARRY, BRUCE MINES, ONTARIO

Ecology Field Lead/Coordinator. Developed and lead multi-taxa field program for a Natural Environment Report under the Aggregate Resources Act. Assisted with proposal

writing, and scope/cost. Lead on a wetland evaluation, using OWES. Project is ongoing, currently in data analysis phase.

— R.W. TOMLINSON LTD., STITTSVILLE II QUARRY, OTTAWA, ONTARIO

Ecology Field Lead/Coordinator. Developed and lead multi-tax field multi-year program for a Natural Environment Report under the Aggregate Resources Act. Co-authored two evaluations using the Ontario Wetland Evaluation System and participated as a main expert witness on a successful Ontario Land Tribunal hearing, arguing that two small wetlands were not part of the larger Provincially Significant Wetland. Project is currently at the final submission of the ARA application package.

— R.W. TOMLINSON INC., STITTSVILLE QUARRY, Ottawa, Ontario

Ecology Field Lead/Coordinator. Responsible to lead multi-taxa field multi-year monitoring program as part of an Environmental Compliance Approval permit. Includes wetland and adjacent upland monitoring. Responsible for the field program, field crews, as well as the ecology annual monitoring report, and responding to agency comments/concerns.

— CBM AGGREGATES., POLLINATOR MONITORING, Southern, Ontario

Project Manager/Field Lead. Designed and implemented a long-term pollinator monitoring program at two quarry sites near Peterborough, and Guelph Ontario. Included a monitoring program, and summary reporting, with recommendations for future monitoring and habitat improvement.

THOMAS CAVANAGH CONSTRUCTION LTD., RENFREW PIT, Renfrew, Ontario

Ecology Field Lead/Coordinator. Developed and lead multi-taxa field program for a Natural Environment Report, under the Aggregate Resources Act. Assisted with proposal writing, and scope/cost. Assisted with NER report writing and providing input to multi-discipline team. Project is in draft reporting phase.

LAFARGE CANADA INC., KLOCK QUARRY EXPANSION, Aylmer, QC

Ecology Lead. Designed and lead terrestrial, aquatic, and wetland field programs for an expansion of a quarry in Quebec. Responsible for developing and conducting a long-term wetland monitoring program, including support in writing of the annual report.

KARSON AGGREGATES, KENNEDY PIT, Ottawa, Ontario.

Ecology Lead. Developed and lead multi-taxa field program for a Natural Environment Level II Study and Report, under the Aggregate Resources Act. Assisted with proposal writing, and scope/cost. Assisted with report writing and providing input to multi-discipline team. Assist with responses to agency comments, including authorizations related to endangered species. Attended agency meetings, and public open house. Responsible for implementing long term annual monitoring in an adjacent Provincially Significant Wetland, including writing of annual reports. The pit is currently licensed and active, with wetland monitoring ongoing.

THOMAS CAVANAGH CONSTRUCTION LTD. HENDERSON II QUARRY, Ottawa, Ontario

Natural Environment Component Lead. Responsible for all phases of Natural Environment Level II study and report, including scoping, proposal, field program design, and final reporting. Included submission of report, attending open houses, agency meetings, and development of a post-construction wetland monitoring program in an adjacent Provincially Significant Wetland. The quarry is currently licensed and active with wetland monitoring ongoing.

— ONTARIO MINISTRY OF TRANSPORTATION (MTO), AGGREGATE SITES, Northern, and Central, Ontario.

Ecology Field Lead/Coordinator. Developed and participate in field programs at multiple proposed aggregate sites, for the Ontario Ministry of Transportation. Assisted with Natural Environment Level II reporting.

— LAFARGE CANADA INC., NAVAN QUARRY EXTENSION, Navan, Ontario

Ecology Field Lead/Coordinator. Developed and lead multi-taxa field program for a Natural Environment Level II study and report, under the Aggregate Resources Act. Assisted with proposal writing, and scope/cost. Assisted with report writing and providing input to multi-discipline team. Assist with responses to agency comments.

— THOMAS CAVANAGH CONSTRUCTION LTD., BANK STREET QUARRY, Ottawa, Ontario

Ecology Field Lead/Coordinator. Developed and lead multi-taxa field program for a Natural Environment Level II study and report, under the Aggregate Resources. Assisted with proposal writing, and scope/cost, as well as reporting. The quarry is currently licensed and active.

— G. TACKABERRY AND SONS CONSTRUCTION LTD., PERTH II QUARRY, Perth, Ontario

Ecology Component Lead. Responsible for all phases of Natural Environment Level II study and report, including scoping, proposal, field program design, and final reporting. Included submission of final report, attending open houses, agency meetings, and development of a post-construction wetland monitoring program in an adjacent Provincially Significant Wetland. The quarry is currently licensed and active.

— SCOTIAN MATERIALS LTD., GOFFS QUARRY EXPANSION. Halifax County, Nova Scotia

Ecology Lead. Developed and lead multi-taxa field program for an environmental assessment, as part of an expansion of an existing quarry. Assisted with proposal writing, and scope/cost. Assisted with report writing and providing input to multi-discipline team. Assist with responses to agency comments.

— OSISKO HAMMOND REEF GOLD MINE. Atikokan, Ontario

Field Lead/Project Support. Provided support and lead field crews for ecology aspects of the submission of an Environmental and Social Impact Assessment for the development of the mine and associated infrastructure. Supervised and completed all aspects of terrestrial and aquatic field program in a remote part of northern Ontario. Helped on final reporting, including writing, as well as responding to agency comments.

— EWL MANAGEMENT LTD. MADAWASKA MINE CLOSURE, Bancroft, Ontario

Ecology Component Lead. Developed and implemented ecological program, as part of an Environmental Assessment for a closed uranium mine. Included a multi-taxa field program, baseline reporting, impact assessment reporting, and recommendations/mitigation.

— R.W. TOMLINSON LTD., MOORE FARM QUARRY. Ottawa, Ontario

Ecology Component Lead. Developed and implemented a multi-taxa field program for a Natural Environment Level II study and report. Used the Ontario Wetland Evaluation System to update the existing provincially significant wetland boundary and wetland file. Involved in permitting for threatened species, under the Endangered Species Act. This included an overall benefit and compensation plan.

— TACORA RESOURCES INC., WABUSH MINE, Sept-Iles, Quebec

Field Lead. Sensitive Area and Wetland Surveys. Classified and assessed wetland areas, as well as sensitive areas such as watercourses and species at risk habitat. Delineated wetlands and sensitive areas within the project area.

— ENDANGERED SPECIES ACT (ESA) SCREENINGS, Eastern and Southern Ontario

Field Lead. Conducted site visits, screenings, and habitat assessments at multiple existing ARA licensed sites, for screenings under the 2007 Endangered Species Act. Included several clients such as Cruickshank Construction Ltd., R.W. Tomlinson Inc., Thomas Cavanagh Construction Ltd., G. Tackaberry and Sons Construction Ltd., CBM Aggregates, and Lafarge Canada Inc.

Waste Management

— WASTE MANAGEMENT HOLDINGS INC., WEST CARLETON LANDFILL EXPANSION, Ottawa, Ontario

Field Lead/Project Team Member. WSP was retained by Waste Management to conduct an update to the ecological and species at risk findings of an approved Environmental Assessment for the proposed expansion of the West Carleton Landfill. Responsible for developing and conducting a field program, as well as providing input on reporting, permitting, and mitigation recommendations.

— OTTAWA VALLEY WASTE RECOVERY CENTRE, ENVIRONMENTAL COMPLIANCE APPROVAL MONITORING, Pembroke, Ontario.

Ecology Component Lead. As required by conditions under an Environmental Compliance Approval Permit, helped to develop and implement a long-term sediment and benthic monitoring program adjacent to a landfill Site. Responsible for leading field programs, data management, prepping of benthic and sediment samples, and annual reporting. Lead a team of ecologists on all aspects of the field program, analysis, and reporting on the findings.

— TOWNSHIP OF NORTH DUNDAS, BOYNE LANDFILL EXPANSION. North Dundas, Ontario.

Field Lead/Project Team Member. Ecological Studies, impact assessment, and reporting, as part of a Environmental Assessment for a proposed landfill expansion. Responsible for developing and leading a multi-taxon, multi-year field program. Provided assistance with proposal writing, scoping, reporting, impact assessment, and consultation with agencies.

— ALGONQUINS OF PIKWAKANAGAN FIRST NATION SOLID WASTE FEASIBILITY STUDY, Pikwakanagan, Ontario

Field Lead. Natural Environment Support, for a larger feasibility study, for a landfill expansion. Conducted species at risk and other ecological field surveys. Provided assistance with background review and reporting.

— TAGGART MILLER ENVIRONMENTAL SERVICES, CAPITAL REGION RESOURCE RECOVERY CENTRE, Ottawa, Ontario.

Ecology Coordinator/Project Team Member. Golder (now WSP) was retained to provide a range of services in support of an Environmental Assessment for a new integrated waste management facility. Responsible for designing and implementing a multi-taxon, multi-season field program as part of the Environmental Assessment. Lead headwater drainage. feature assessments, and a field program as part of a request for review, by the Department of Fisheries and Oceans Canada. Also assisted in data analysis, reporting, and obtaining approvals from South Nation Conservation, Fisheries and Oceans Canada, and the Ministry of Natural Resources and Forestry.

— EXPANSION OF BRIGHTON COMMUNITY RECYCLING CENTRE, NORTHUMBERLAND COUNTY, Brighton, Ontario.

Field Lead/Project Team Member. Environmental Assessment for waste facility and landfill expansion. Responsible for designing and leading a multi-taxa field study for the ecological component of the EA. Lead data analysis and reporting team for preparation of the natural environment sections of the Environmental Assessment.

Federal Properties

— DEFENSE CONSTRUCTION CANADA, CFB 8 WING TRENTON, Trenton, Ontario

Field Lead/Coordinator. WSP was retained by Defense Construction Canada to complete a species at risk and migratory birds study north of Hangar 1, at CFB 8 Wing Trenton. Responsible for helping to develop and lead a species at risk and migratory bird field program, over two years. Also assisted with reporting and proving mitigation recommendations.

— NATIONAL CAPITAL COMMISSION, OTTAWA, ONTARIO, Gatineau, Quebec.

Field Lead/Project Manager/Project Team Member. Conducted natural environment characterization studies at multiple National Capital Commission properties, throughout the Ottawa Capital Region. Project Manager on some sites, field lead on all sites. This included various species at risk surveys, wetland surveys, botanical inventories, and tree inventories. Assisted with report writing and providing recommendations. Examples of properties include Rideau Hall, 24 Sussex, RCMP headquarters, Gatineau Park, Victoria Island, New Edinburgh Club Boathouse, Westboro Beach, Champlain Node, O'Brian House, Harrington Lake, and Lac Leamy Park.

— PUBLIC WORKS AND GOVERNMENT SERVICES CANADA., Multiple Sites, Canada

Ecology Component Lead. Conducted species at risk, habitat, and plant health assessments at various sites throughout most provinces and territories in Canada. Included desktop work, field work, and reporting. Assessments were included as lines of evidence in human health and ecological risk assessments at federally owned and managed sites.

— DEFENSE CONSTRUCTION CANADA, MARLANT, Halifax, Nova Scotia.

Field Lead/Project Team Member. Golder (now WSP) was retained to evaluated potential risks to aquatic and terrestrial receptors related to PFAS impacted media. Responsible to lead field programs characterize the ecological receptors on the site. Assisted with reporting, as well as client meetings.

— TRANSPORT CANADA, FORMER FIREFIGHTER TRAIN AREA, THUNDER BAY AIRPORT, Thunder Bay, Ontario.

Field Lead/Project Team Member. Responsible for developing, and conducting wildlife, plant community, and plant health assessments, of contaminated areas at the Thunder Bay Airport, to characterize ecological receptors. Co-authored the final report.

— FISHERIES AND OCEANS CANADA, SPECIES AT RISK AND HABITAT ASSESSMENTS, Multiple Sites, Ontario, and British Columbia.

Project Team Member. Responsible to conduct background review, habitat assessments, and species at risk screenings at multiple properties owned by Fisheries and Oceans Canada. Co-authored final deliverable.

— DEFENSE CONSTRUCTION CANADA, CFB 8 WING TRENTON EXPANSION LANDS, Trenton, Ontario

Project Manager. Responsible for developing, managing, and implementing a multi-taxon, multi-year species at risk study and assessment at proposed expansion lands for the base. Also included interacting with landowners, and other stakeholders, reporting and providing mitigation recommendations.

Energy – Oil and Gas

— TC Energy, Pipeline Species at Risk and Migratory Bird Surveys, Across Ontario

Component Lead/Technical Reviewer. Assisted with species at risk and migratory bird surveys, as part of pipeline vegetation management. Review technical procedures, report, and provide on call technical support to all field crews. Author of monitoring reports.

— ENBRIDGE INC., ALMONTE REINFORCEMENT PROJECT, Almonte, Ontario

Field Lead. Natural environment component of an Environmental Effects Evaluation for a proposed natural gas line under the Mississippi River in Almonte. Responsible for leading ecology field programs and aiding on reporting. Also helped archeology team to assess plant community disturbance, species at risk, and provided mitigation, related to clearing of vegetation as part of archeological digs.

— Coastal Gaslink Pipeline Ltd, Pipeline Construction, Northern British Columbia

Field Crew Lead. Golder (now WSP) was retained to provide natural environment construction support, during the construction portion of this project. Responsible for leading a field crew for migratory bird and bird nesting surveys, amphibian surveys, as well as amphibian and fish rescues, including species at risk. Responsible for daily progress reports.

— TC ENERGY, EASTERN MAINLINE PROJECT, Cornwall to Markham, Ontario.

Field Crew Lead/Project Team Member. Natural Environment components of an Environmental Assessment for a proposed new natural gas pipeline. Responsible for helping to design and implement a multi-taxa study across the entire study area. Lead field crews on multiple ecological surveys. Assisted with data analysis, and consultation with agencies, landowners, and local First Nations communities.

— ENCANA CORPORATION, NARROWS LAKE OIL SANDS, Narrows Lake, Alberta.

Field Crew Lead/Project Team Member. Responsible for leading field crews on bird, wildlife, and plant community surveys as part of an Environmental Assessment for an oil sands production expansion in Northern Alberta. Assisted with study design, reporting, and impact assessment.

Other Ecological

— ENVIRONMENT CANADA, MINISTRY OF NATURAL RESOURCES, ARU INTERPRETATION, throughout Ontario.

Responsible for Interpretation and Transcription of >2000 acoustic files, recorded by Automated Recording Units. Extensive use of specialized software such as Raven Pro, and Wild Trax.

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APPENDIX D

Draft Site Plan

65 ROBERTSON ROAD, NEPEAN, ON
AM ZONE (ARTERIAL MAIN STREET ZONE)
ZONING BY-LAW 2008-250

ZONE REGULATIONS

MIN LOT AREA	NO MINIMUM
MIN LOT WIDTH	NO MINIMUM
FRONT YARD	NO MINIMUM
INTERIOR YARD	3.0m
REAR YARD	NO MINIMUM
MAX BUILDING HEIGHT	30m MAX OR 9 STOREYS
MAX FSI	NO MAX

PARKING REGULATIONS
TYPICAL: 2.6m x 5.2m MINIMUM
ACCESSIBLE TYPE A: 3.4m x 5.2m MINIMUM
ACCESSIBLE TYPE B: 2.4m x 5.2m MINIMUM
DRIVE AISLE: 6.7m MINIMUM
QUANTITY:
OVERALL: 1 PER UNIT
ACCESSIBLE: 134-166 SPACES REQUIRED = 6 ACC. SPACES (3 TYPE A, 3 TYPE B)

LOADING REGULATIONS
SIZE: 3.5m x 7.0m
QUANTITY: 5000-9999m² - 2 SPACES

GENERAL NOTES
PARKING DEPTH TO BE ADJUSTED FROM 6.0m TO 5.2m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 106

DRIVEAISLES TO BE ADJUSTED FROM 6.0m TO 5.7m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 107

PROPOSED CURBS
EXISTING CURBS

EXISTING UNIT SCHEDULE

Name	Count
EXTG. ACC DOUBLE QUEEN	5
EXTG. ACC KING	5
EXTG. ACC KING SUITE	2
EXTG. DOUBLE QUEEN EXTENDED	10
EXTG. DOUBLE QUEEN SUITE EXTENDED	18
EXTG. KING	30
EXTG. KING JACUZZI	5
EXTG. KING SHOTGUN SUITE	30
EXTG. KING SUITE	10
	115

PROPOSED UNIT SCHEDULE

Name	Count
ACC DOUBLE QUEEN	5
DOUBLE QUEEN	19
DOUBLE QUEEN SUITE	6
	30
TOTAL	**145**

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	1,397.95 m²	15,047 ft²	13.8%
	1,397.95 m²	15,047 ft²	13.8%
HARD LANDSCAPE			
ASPHALT	2,841.39 m²	30,584 ft²	28.1%
CURB	79.51 m²	856 ft²	0.8%
LOOSE STONE	23.56 m²	254 ft²	0.2%
PAVER	188.19 m²	2,026 ft²	1.9%
SIDEWALK	464.37 m²	4,996 ft²	4.6%
	3,597.02 m²	38,716 ft²	35.6%
SOFT LANDSCAPE			
LANDSCAPE	5,099.57 m²	54,891 ft²	50.5%
	5,099.57 m²	54,891 ft²	50.5%
OVERALL SITE	10,084.64 m²	108,857 ft²	100.0%

PROPOSED PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
PROPOSED		
ACCESSIBLE - TYPE A	5.2m X 3.4m	3
ACCESSIBLE - TYPE B	5.2m X 2.4m	3
COMPACT	4.6m x 2.4m	35
STANDARD	5.2m x 2.6m	66
PROPOSED: 108		108
		108

REQUIRED PARKING
1 PER UNIT x 145 UNITS = **145 PARKING SPACES REQUIRED**
6 SPACES TO BE ACCESSIBLE INCLUDED IN TOTAL

Chamberlain Architects Construction Managers

Chamberlain Architect Services Limited

40 d'Arcy Boulevard, Unit 11
Darlington, Ontario, L7M 0W9
CANADA

Phone: 905.831.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
	CLIENT REVIEW	2024-01-31
	CITY REVIEW	2024-09-02
	CLIENT REVIEW	2024-09-23
	CLIENT REVIEW	2025-10-03
	SPA SUBMISSION	2025-10-31

CLIENT
Owner

SEAL

CONSTRUCTION NORTH | TRUE NORTH

PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME
SITE PLAN

START DATE: JANUARY 2025
DRAWN BY: MW/HK
CHECKED BY: LC
SCALE: 1 : 300
PROJECT NO: 125009
DRAWING: A001

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