



Muncaster
Environmental
Planning Inc.

June 11, 2019

Mr. Vincent Denomme
Planner,
Claridge Homes (River Road) Inc.
210 Gladstone Avenue,
Ottawa, ON
K2P 0Y6

Dear Mr. Denomme:

RE: 4623 Spratt Road
Tree Conservation Report and Environmental Impact Statement

This Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) assesses an urban residential development for an approximately 1.9 hectare site to east of Spratt Road and south of Libra Street in the southwest portion of Riverside South in the City of Ottawa. The municipal address is 4623 Spratt Road. Note the southwest portion of the existing 4623 Spratt Road is included in a concurrent application for 4725 Spratt Road. The site is in the west-central portion of Lot 22, Concession 1 (Rideau Front) of the Geographic Township of Gloucester, City of Ottawa. This report has been updated to include the findings of a May 26th, 2019 field survey and a butternut health assessment completed on June 1st.

Proposed Development

The proposed development will consist of 64 townhouses and one semi-detached unit. The site will be accessed with a new street south from the recently constructed Libra Street, with a crescent and cul-de-sac on the new street. A public transit corridor is along the southwest edge of the site with a station proposed for the southeast corner of Spratt Road and the transit corridor to the west of the site. The development will be on full municipal services. Stormwater from the site will be conveyed in sewers to the north into the Urbandale Riverside South Phase 13 lands and north of Armstrong Road, ultimately flowing into the existing Riverside South Pond 1 in the northwest portion of Riverside South (IBI, 2019). Stormwater quantity treatment will include a dual drainage system with a combination of direct conveyance with no ponding for frequent storms and on-site detention (surface ponding) with inlet control devices for the balance of flows during major events (IBI, 2019).

Site Context

The site and adjacent lands are designated *General Urban Area* on Schedule B of the City of Ottawa Official Plan. The closest lands designated *Urban Natural Features* are about 350

metres to the southwest of the site. This Urban Natural Feature boundary reflects the core of the Spratt Road Woods, identified as Urban Natural Area No. 99 in the Urban Natural Areas Environmental Evaluation Study by Muncaster and Brunton (2005). This Spratt Road Woods Urban Natural Area, which was rated moderate overall, is not identified for retention in the draft Riverside South Community Design Land Use Plan (https://documents.ottawa.ca/sites/default/files/riversidesouthcdp_draft_en.pdf) and large areas of the forest have been cleared. There are no portions of the City's Natural Heritage System on the site, with the Spratt Road Woods to the southwest the closes portion showing on Schedule L2. No environmental constraints are shown for the site or adjacent lands on Schedule K of the Official Plan, with the site within the *Airport Vicinity Development Zone*. There are no Life Science Areas of Natural and Scientific Interest or Provincially-significant Wetlands in the general area, with the closest such features approximately 6.2 kilometers to the northeast of the site, as part of the Provincially Significant Leitrim Wetlands. No unevaluated wetlands are mapped for the site, as shown on the 2011 geoOttawa layer, with much of the Spratt Road Woods to the southwest shown as an unevaluated wetland on this layer. No watercourses or municipal drains are shown on or adjacent to the site, with the Thomas Gamble Municipal Drain about 700 metres to the east of the east edge of the site.

The majority of the site was in agricultural use for an extended period and a barn in the north portion of the site was removed in 2018. A residence and detached garage in the northwest portion are no longer used (Photo 6). Most recently the site has been left fallow since about 2010, with fill appearing to be added to the northeast corner of the site. Some drainage has collected at the bottom, south edge, of the fill. Deciduous hedgerows are common around the site periphery, adjacent to the abandoned agricultural fields, and a cultural woodland is around the northwest residence.

The site has become isolated from a natural environment perspective with urban residential developments to the west and similar subdivisions under construction to the north and east of the site. The concurrent application for urban residential development at 4725 Spratt Road will be to the south of the site, adjacent to the public transit corridor. The Rideau River corridor is about 1.4 kilometres to the west of the site.

Methodology

This report includes an assessment of the natural environment features, including the potential for specimen trees and Species at Risk and was prepared in accordance with Section 4.7.8 of the City of Ottawa Official Plan (2010) following the EIS Guidelines found at <http://ottawa.ca/en/development-application-review-process-0/environmental-impact-statement-guidelines>, with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The Tree Conservation Report component has been prepared following the Guidelines for City of Ottawa Tree Conservation Reports, found at <https://ottawa.ca/en/residents/water-and-environment/trees-and-community-forests/protection#tree-conservation-report-guidelines>.

Colour aerial photography (1976-2017) was used to assess the natural environment features in the general vicinity of the site. A field survey of the site and adjacent lands was completed on February 21st, 2019. Weather conditions during the February survey from 10:30 to 14:20 (including the lands to the south) included a light to moderate breeze, an air temperature of 1° C,

and overcast skies. Snow cover was extensive throughout the site. A field survey was also completed on May 26th, 2019 from 08:05 to 11:15 (including the lands to the south) under a light to moderate breeze, an air temperature of 18° C, and partly sunny skies. A pre-dusk and evening survey around the on-site buildings for bat and bird activity was completed on June 11th, 2019 from 20:20 to 21:50. Weather conditions were good for the bat survey including a light breeze, an air temperature of 17° C, clear skies, and a moon illumination of 75 percent. This report also references the results of EISs with field surveys during the growing season done to the southeast (McKinley, 2017) and immediately north of the site (Muncaster, 2016).

The field surveys and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-one years of experience in completing natural environment assessments. The purpose of the Tree Conservation Report component is to establish which vegetation should be retained and protected on the site and to assess adjacent trees. The owner of the site is Claridge Homes (River Road) Inc. It is proposed to remove the woody vegetation not identified for retention in 2019 after the breeding bird season.

Potential Species at Risk

The Ministry of Natural Resources and Forestry (MNR) 's Make a Map: Natural Heritage Areas website was reviewed on February 14th, 2019 (www.giscoeapp.lrc.gov.on.ca/web/MNR/NHLUPS/NaturalHeritage/Viewer/Viewer.html). This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km square including the site and adjacent lands (18VR41 – 63). No Species at Risk or provincially rare species were identified for this square.

Species at Risk identified in the Ontario Breeding Bird Atlas for the 10km square (18VR41) that includes the study corridor and general area of this portion of Ottawa were bobolink, eastern meadowlark, barn swallow, bank swallow, and chimney swift. A small amount of meadow habitat remains on the site where the agricultural fields were used until around 2010. However, the extent of regenerating woody vegetation appears too great for the meadows to be suitable nesting habitat for eastern meadowlark or bobolink and the meadow habitat at about 0.6 hectares is far less than the minimum five hectares of suitable meadow habitat identified for successful bobolink or eastern meadowlark nesting in the general habitat descriptions. Barn swallow nests on structures with open rafters such as barns, larger agricultural sheds and bridges, while chimney swifts use open brick chimneys and historically, tree cavities. The removed barn in the north portion of the site was examined for potential barn swallow nesting on May 24th and 31st and June 18th, 2015. No barn swallows were observed and no evidence of barn swallow nests noted. The detached garage has many openings, including lacking a garage door and is likely too open for barn swallow. No barn swallows were observed during the late May survey. The brick chimney on the abandoned residence has been capped and appears not suitable for chimney swift. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls, habitat not present on or adjacent to the site.

No Blanding's turtles were identified in the Ontario Reptile and Amphibian Atlas for the overall 10km square 18VR41 that includes the site and general area, with snapping turtle and northern map turtle, two species of special concern, listed in the Atlas. No turtle habitat is anticipated on or adjacent to the site due to the lack of flowing water, standing water or suitable marsh or swamp wetlands.

In addition to the above potential Species at Risk, butternut is known in portions of Riverside South and may be present on site. Many other endangered and threatened species have historically been reported in the overall City, including American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, little brown myotis, northern long-eared bat, olive hickorynut, bald eagle, golden eagle, cerulean warbler, least bittern, eastern cougar, lake sturgeon, and American eel. No forests are on the site and only one potential cavity tree was observed, well less than the 10 per hectare of forest threshold utilized by MNRF for potential summer maternity bat colonies

Based on the habitat present on and adjacent to the site, butternut is the most likely Species at Risk to be found on or adjacent to the site, with barn swallow possibly, through unlikely, utilizing the abandoned garage. No butternuts or barn swallows were observed during the May and June surveys. As the buildings will be demolished, an evening bat survey was completed on June 11th, 2019, with no bats observed.

Existing Conditions

Extensive woody vegetation regeneration has occurred on the site since agricultural activity stopped around 2010, with majority of the site considered a cultural thicket or cultural woodland on Map 1. Sandy silt and silty clay soils were identified by Paterson (2018) on the site. The overburden extended for the depth of the boreholes, between 5.4 and 6.4 metres (Paterson, 2018). The topography on the site is general level, with a gentle slope from southeast to northwest. Grade raises up to 1.5 metres throughout the site were considered permissible by Paterson (2018).

Based on available geological mapping, the site is located in an area where the bedrock consists of interbedded sandstone and dolomite of the March formation with drift thicknesses of 5 to 15 metres (Paterson, 2018). Groundwater was observed in the test pits advanced by Paterson (2018) between one and 2.7 metres below ground surface.

Regenerating cultural thicket vegetation dominates the south portion of the site (Photo 2). Common buckthorn dominates in many areas, with slender willow, Bebb's willow, hawthorn, apple, red-osier dogwood, red raspberry, and tartarian honeysuckle shrubs also present. As McKinley (2017) observed for a site to the southeast, in areas the density of white ash, green ash, poplar, basswood, and white elm stems up to 10cm diameter at breast height (dbh) was high. White spruce and Scot's pine were also present, with the largest tree noted in the thicket habitat a 15cm dbh Scot's pine. Ground vegetation in the cultural thicket include white bedstraw, field horsetail, common strawberry, common milkweed, Canada goldenrod, common brome grass, sensitive fern, and reed canary grass.

Where the extent of woody vegetation cover is less than 25 percent, the lands are shown as cultural meadow on Map 1 (Photo 1). Wild carrot, tall goldenrod, Canada goldenrod, aster, common ragweed, white bedstraw, common dandelion, white clover, colt's-foot, common milkweed, tufted vetch, evening primrose, common brome grass, June meadow grass, and chicory are common. Woody vegetation in the cultural meadow included slender willow, staghorn sumac, common buckthorn, tartarian honeysuckle, and red raspberry shrubs, along with regenerating poplar and ash stems.

Deciduous hedgerows are along the east and southeast edge of the site (Photo 3). White ash is dominant, with white elm and green ash common. Bur oak and trembling aspen were also observed. The ash represent about 80 percent of the trees in the hedgerows, with most appearing to be severely impacted by the emerald ash borer. The largest ash were in the 60 to 70cm dbh range. Several ash trees have been cut along the east edge of the site and this hedgerow would now be considered intermittent. A mature bur oak at the north end of the hedgerow along the east edge of the site had limb damage on the east side. The hedgerows are generally just one or two stems in width. Common buckthorn shrubs are common among the deciduous hedgerow trees, along with staghorn sumac and tartarian honeysuckle. Vine coverage was common on many of the shrubs and the lower tree branches.

Several mature trees were around the residence, laneway, and garage in the northwest portion of the site. This area is shown as a cultural woodland on Map 1. The largest tree is a mature weeping willow over 100cm dbh (Photo 5). Several red maples are between 25 and 60cm dbh (Photo 4). Many of the smaller trees are coppiced (multi-stemmed). White poplars and trembling aspens between 35 and 50cm dbh are common as well, with a 65cm dbh eastern cottonwood also noted. Fungus was common on many of the larger poplar trunks. White ash are up to 40cm dbh, with many of the ash impacted by the emerald ash borer. White spruce up to 40cm dbh represent a coniferous component. Common lilac and red raspberry shrubs are common in the cultural woodland, along with regenerating poplar stems.

No Species at Risk were observed on or adjacent to the site during the field surveys. During several growing season field surveys, McKinley (2017) did not observe Species at Risk on or adjacent to the site to the southeast, which represent similar habitat as the current site. Butternut was the only Species at Risk observed by Muncaster (2016) for the site immediately to the north. The closest butternut was approximately 450 metres to the northeast of the current site. No butternuts were observed during a June 1st survey of the site and adjacent lands completed by Shaun St. Pierre, a butternut health assessor. Wildlife observed included American crow, common grackle, red-winged blackbird, northern harrier, eastern phoebe, black-capped chickadee, blue jay, least flycatcher, common yellowthroat, yellow warbler, American robin, northern cardinal, song sparrow, chipping sparrow, grey squirrel, red squirrel, and white-tailed deer tracks. An inactive American robin's nest was on the exterior of the abandoned garage, over a light. One of the white ash in the east hedgerow contained potential wildlife cavities. No stick nests or other evidence of raptor use were observed, nor were stone fence lines or exposed bedrock with fissures.



*Photo 1 – Cultural meadow in the northeast portion of the site.
View looking south to cultural thicket habitat*



*Photo 2 – Cultural thicket in the southeast portion of the site.
View looking west*



Photo 3 – Intermittent deciduous hedgerow with some tree removal dominated by white ash along the east edge of the site. View looking east to adjacent new residential development

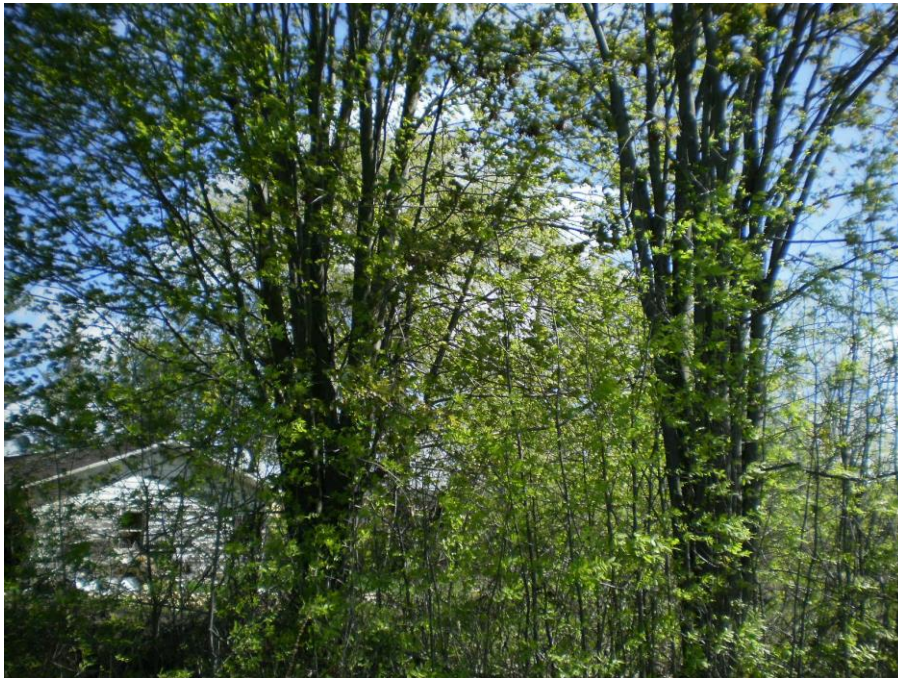


Photo 4 – Coppice red maple in the cultural woodland in the northwest portion of the site. View looking northeast



Photo 5 – Mature weeping willow in the northwest portion of the site, east of the abandoned residence. View looking south



Photo 6 – Boarded up residence and garage with open doors in the northwest portion of the site. View looking northeast

Significant Woodlands

A forested area is now considered a significant woodlands in the urban area of the City of Ottawa if the forest is 0.8 hectares in size or larger and is at least 60 years of age at the time of evaluation. There are no forests on or adjacent to the site and thus no potential for significant woodlands.

Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNR (2015). No flora, fauna or ecological conditions identified in the background review or field survey that would trigger a Significant Wildlife Habitat designation with respect to the ELC communities present were observed on the site or reported by McKinley (2017) or Muncaster (2016) for sites adjacent to the current site. For example, the cultural habitats do not support waterfowl stopover or staging areas, colonial nesting bird breeding habitat or other examples of seasonal concentration areas, rare vegetation communities as noted in MNR (2015), or rare or specialized habitats including seeps or springs.

No forests are present and thus there is no potential nesting for species of special concern such as wood thrush and eastern wood-pewee, or for deer winter congregation areas. No evidence of raptor wintering areas was noted and areas of broken and fissured rock for potential use by snakes were not observed on the adjacent sites and are not expected on the former agricultural land.

As discussed above, the site has become more isolated from an environmental perspective due to urban residential development to the west and similar developments under construction to the north and east. The lands to the south are also proposed for urban residential developments, with an application submitted concurrently with this one.

Impact Analysis and Recommendations

Species at Risk and other Significant Natural Heritage Features

No Species at Risk utilization was observed for the site or adjacent lands. No other potential significant natural heritage features are on the site.

Tree Retention

Tree removal will occur as the deciduous hedgerows and the cultural woodland are removed. Although many of the trees are in poor condition, there is still some ecological function provided such as local wildlife habitat and climate, air quality, wildlife, and nature appreciation benefits. Potential impacts during construction of the residential development and associated removal of trees and other vegetation includes impacts on wildlife, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during construction, and impacts associated with an increase in noise, dust and light. The following mitigation measures are designed to address these potential impacts.

Due to the adjacent existing and imminent urban residential developments there is no potential for connections to adjacent natural features. This isolation in combination with the dominance of ash, elm, and poplar trees results in very limited conservation value for the on-site vegetation. Removal of tree cover within the site is not anticipated to result in significant negative impacts to the environmental features and functions of the general area. There are no trees adjacent to the west, north or east site edges. There appears to be no need to protect and retain trees to the south of the site, as this is also proposed for urban residential development in the short term or is part of the public transit corridor. Co-owned trees or those with critical root zones that extend onto the site are not a concern to the south due to future development.

Due to the density of the development and required urban servicing and associated grading, no tree retention is anticipated for the site. Macro grading plans in IBI (2019) indicate grade raises averaging about 0.75 metres for the site.

The follow important mitigation measures are to be properly implemented:

1. To protect breeding birds, no tree removal should occur between April 15th and August 15th, unless a breeding bird survey conducted by a qualified biologist within five days of the woody vegetation removal identifies no active nests in the vegetation to be removed. Tree removal should begin in the north portion of the site and extend to the south, allowing wildlife to relocate to the south. Prior to tree removal, the area should be pre-stressed by traversing the site with a loud noise such as an excavator horn. This will encourage wildlife to leave the area. The same seasonal restriction applies to removal of the buildings unless a survey by a qualified biologist identifies no eastern phoebe, American robin or other birds nesting on the structures;
2. If any trees can be retained, they are to be protected with sturdy temporary fencing at least 1.3 metres in height installed from the tree trunk a distance of ten times the retained tree's diameter where possible. Signs, notices, or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be retained and protected. The root system, trunk, or branches of the trees to be retained are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from retained trees, including those adjacent to the site, that may be damaged during construction are to be pruned by a qualified arborist prior to construction. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent retained trees.

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

3. In terms of planting sensitivities, in areas where the root structures may reach clay soils, tree and shrub species that have a high water demand are not recommended. These species include willows, poplars, and elm. Recommended native species for planting include a mix of coniferous and deciduous species such as sugar maple, red maple, basswood, red oak, white pine, and white spruce, along with nannyberry, elderberry, and native dogwood shrubs. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity;
4. Due to the silty clay soils, Paterson (2018) identified tree planting setback areas for the site (see Drawing PG4730- 3 in Appendix 2 of Paterson (2018)). The central and west portions of the site (Area 2 on Drawing PG4730- 3) was considered to have a low to medium sensitivity to tree planting, while the east portion was assigned a high sensitivity (Area 1 on Drawing PG4730- 3). For the low to medium sensitivity areas large trees (mature height over 14 metres) can be planted within Area 2 provided a tree to foundation setback equal to the full mature height of the tree can be provided (e.g. in a park or other green space). Paterson (2018) noted that the tree planting setback limits may be reduced to 4.5 metres for small (mature tree height up to 7.5 metres) and medium size trees (mature tree height 7.5 to 14 metres) provided that the conditions with respect to available soil volume, mature tree size, local grading, and reinforced foundation walls are met as outlined in Section 6.8 of Paterson (2018).

For the high sensitivity areas (Area 1 on Drawing PG4730- 3) large trees (mature height over 14 metres) can be planted provided a tree to foundation setback equal to the full mature height of the tree can be provided (e.g. in a park or other green space). Paterson (2018) noted that the tree planting setback limits may be reduced to 7.5 metres for small (mature tree height up to 7.5 metres) and medium size trees (mature tree height 7.5 to 14 metres) provided that the conditions with respect to available soil volume, mature tree size, local grading, and reinforced foundation walls are met as outlined in Section 6.8 of Paterson (2018).

5. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas with native species is to be achieved as soon as possible to reduce surface erosion;
6. Silt fencing is to be properly installed around the perimeter of the work area, including ensuring the fencing is well dug in to filter any surface water flows and isolate the work area for wildlife. In addition, where required seepage barriers such as silt fencing, straw bale check dams, and other sediment and erosion control measures will be installed to OPSD requirements in any temporary drainage ditches, around disturbed areas during construction, and stockpiles of fine material. These control measures must be properly

maintained to maximize their function during construction and will be removed at the completion of construction once the site has stabilized. Any dewatering of groundwater is to be properly treated before release or directed to the sanitary system;

7. The contractor is to be aware of potential Species at Risk in the vicinity of the site including butternut and barn swallow. Appendix 1 of City of Ottawa (2015) describes these species. The project biologist for this project is Bernie Muncaster (613-748-3753). Any Species at Risk sightings are to be immediately reported to the project biologist and the Ministry of the Environment, Culture and Parks and activities modified to avoid potential impacts on the species until further direction is provided by the Ministry;
8. As recommended in City of Ottawa (2015) prior to beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of City of Ottawa (2015) for additional recommendations on construction site management with respect to wildlife. Any turtles, snakes, or other sensitive wildlife in the work area are to be relocated to the Armstrong Road South Woods to the east. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2015) for suggestions on how to effectively relocate turtles and snakes;
9. Recommend general provisions for proper site management include the following McKinley (2017):
 - do not harm, feed, or unnecessarily harass wildlife;
 - drive slowly and avoid hitting wildlife;
 - maintain a tidy site free of garbage and food wastes. Secure all garbage in appropriate sealed containers;
 - ensure proper site drainage so that standing water does not accumulate on site. This will reduce the likelihood that turtles and other wildlife may enter the site; and
 - any stockpiles should be properly secured with silt fencing to prevent wildlife from accessing areas of loose fill;
10. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located in the vicinity of the site prior to construction;
11. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents; and,
12. Snow removal is not to be directed to any retained trees or other natural features.

Schedule of Proposed Works

It is proposed to remove the woody vegetation not identified for retention in 2019 after the breeding bird period from April 15th to August 15th. City of Ottawa staff (Forester – Planning) is to be contacted at least two business days prior to any tree removal so that staff have the opportunity to verify that any protective fencing, if applicable, has been properly installed. A Tree Cut Permit will be required for all trees greater than 10cm dbh.

Conclusion

A medium density urban residential development is proposed for the site. The site has reduced natural environment features and functions due to former agricultural activity and dominance of generally non-preferred species in the deciduous hedgerows including ash, white elm, and poplar. No Species at Risk utilization or other natural heritage features, as identified in the Provincial Policy Statement, are on or adjacent to the site.

Due to extensive grading and other urban servicing requirements no tree retention is anticipated for the site. There are no adjacent trees to the west, north, or east and trees to the south are not considered sensitive as they will be removed as part of the proposed urban residential development with a similar timeframe as this application.

It is important that mitigation measures outlined in this report are properly implemented and maintained.

References

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

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

IBI Group. 2019. Assessment of Adequacy of Public Services. Claridge Homes Phase 3 Lands - 4623 Spratt Road (Claridge Homes (Spratt Road) Inc.). Riverside South Community, Rideau River Area. February, 2019. 14 pp & append.

McKinley Environmental Solutions. 2017. Environmental Impact Statement & Tree Conservation Report (Revised) - Riverside South Land Transfer Block. August, 2017. 30 pp & Append.

Muncaster, B.W. and D.F. Brunton. 2005. Urban Natural Areas Environmental Evaluation Study. Prepared for the City of Ottawa.

Muncaster Environmental Planning Inc. 2016. Riverside South – Phase 8. Environmental Impact Statement – Updated. February 18, 2016. 22 pp & fig

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

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

**4623 SPRATT ROAD
TREE CONSERVATION REPORT and ENVIRONMENTAL IMPACT STATEMENT - UPDATED**

Paterson Group. 2018. Geotechnical Investigation. Proposed Residential Development, 4623 & 4725 Spratt Road, Ottawa, Ontario. December 10th, 2018. Report: PG4730-1. 20 pp & append.

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

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.





Bernie Muncaster, M.Sc.
Principal

\\4623 Spratt Road EISTCR



Legend

-  Site
-  Vegetation Communities



Approx. Scale 1:1,600



Vegetation Communities

- ① Cultural Meadow
- ② Cultural Thicket
- ③ Cultural Woodland
- ④ Deciduous Hedgerow

FILE: 18-26

Map 1

February 22, 2019

Prepared for: **Claridge Homes (River Road) Inc**

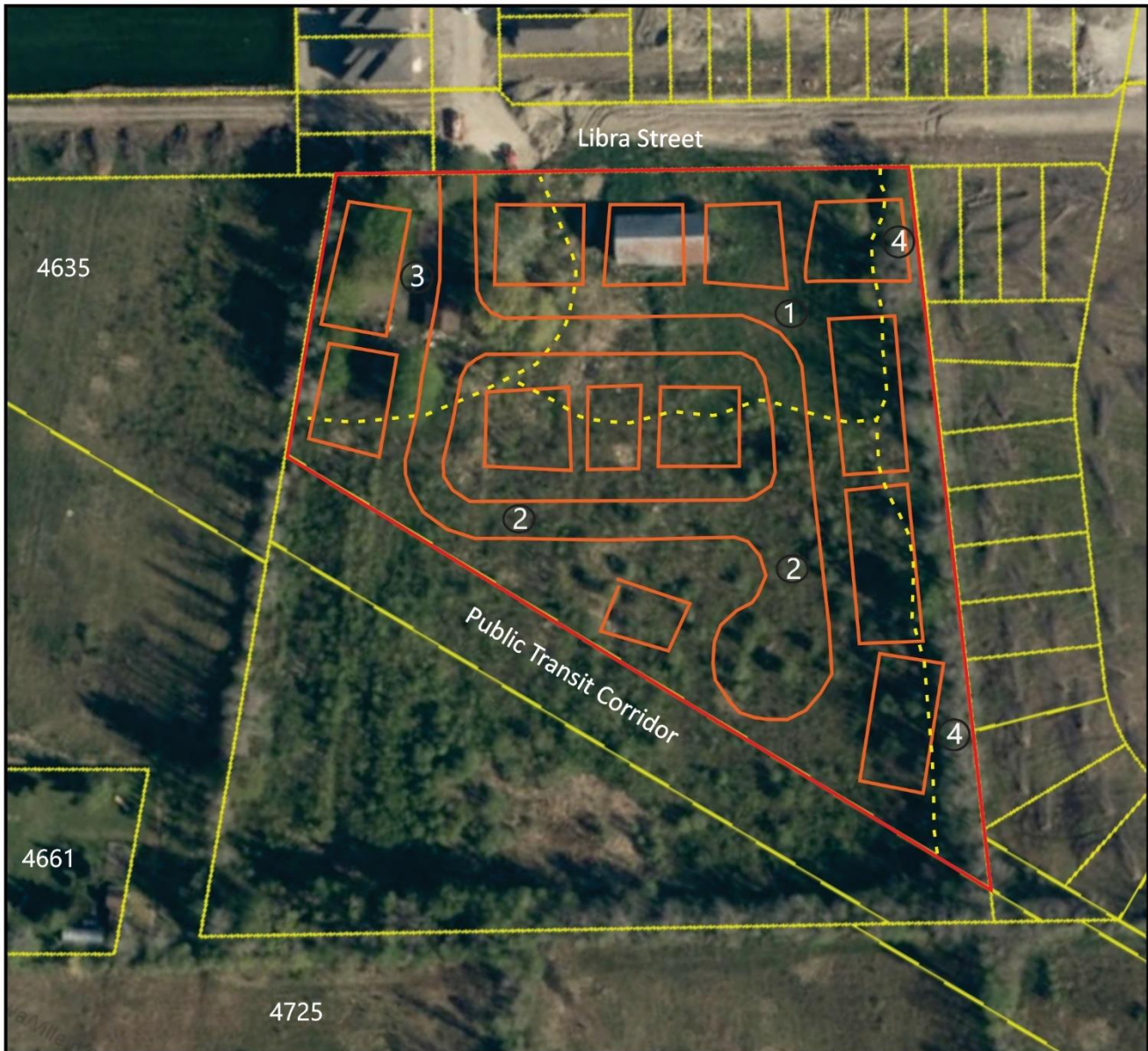
Prepared by:





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**TREE CONSERVATION REPORT
EXISTING VEGETATION**

**4623 SPRATT ROAD
RIVERSIDE SOUTH, City of Ottawa**



Legend

-  Site
-  Vegetation Communities



Approx. Scale 1:1,600



Vegetation Communities

- ① Cultural Meadow
- ② Cultural Thicket
- ③ Cultural Woodland
- ④ Deciduous Hedgerow

Note: Tree Retention not Considered Possible due to Density of Unit Footprints and Grading Required

FILE: 18-26

Map 2

February 27, 2019

Prepared for: **Claridge Homes (River Road) Inc**

Prepared by:



Muncaster
Environmental
Planning Inc.

**TREE CONSERVATION REPORT
PROPOSED CONSERVED VEGETATION**

**4623 SPRATT ROAD
RIVERSIDE SOUTH, City of Ottawa**