Claridge Homes

2666 TENTH LINE, AND 2503 AND 2559 MER BLEUE ROAD SUBDIVISION

Scope Environmental Impact Statement ADDENDUM

CIMA+ file number: A001250
01 December 2025 – Review 000

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Confidentiality and ownership

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The following individuals have been involved in the study and writing of the report as technical experts within the project team:

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Revision History			
Revision #	Reviewed by	Date	Description of the review
001	AQ/JZ/ML	2025-11-29	Updating and addressing City Comments (February 2023)

Table of Contents

List of Tables

List of Figures

List of Appendices

Glossary of Terms

Project	Construction of Phase 1
Properties	2666 Tenth Line Road, 2503 & 2559 Mer Bleue Road

Phase 1 Lands	Permanent footprints of Phase 1 development plus 6 m for grading
Adjacent Lands	The 120 m surrounding the Phase 1 + grading buffer

List of Acronyms

BHE	Butternut Health Expert
CASAR	Canadian Aquatic Species at Risk
DBH	Diameter-at-breast Height
DFO	Fisheries and Oceans Canada
ESA	Endangered Species Act, 2007 (Provincial)
FA	Fisheries Act
FWCA	Fish and Wildlife Conservation Act, 1997 (Provincial)
GPS	Global Positioning System
NAD 83	North American Datum 1983
UTM	Universal Transverse Mercator
LIO	Land Information Ontario
MBR	Migratory Bird Regulations
NHIC	Natural Heritage Information Centre
MBCA	Migratory Bird Convention Act, 1994 (Federal)
MECP	Ministry of Environment, Conservation and Parks
MNR	Ministry of Natural Resources
OP	Official Plan
O.Reg.	Ontario Regulation
PSW	Provincially Significant Wetland
SAR	Species at Risk (in this report, refers to species that are provincially or federally listed as endangered or threatened and receive protection under ESA or SARA)
SARA	Species at Risk Act (Federal)

List of Definitions

SRANK Definitions

S1	Critically Imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.
S2	Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.
S3	Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
S4	Apparently Secure; uncommon but not rare; some cause for long-term concern due to declines or other factors.
S5	Secure; Common, widespread, and abundant in the nation or state/province.
?	Inexact Numeric Rank—Denotes inexact numeric rank

SNA Not Applicable – A conservation status rank is not applicable because the species is not a suitable target for conservation activities.
S#B Breeding
S#N Non-Breeding

SARA Status Definitions

END Endangered: a wildlife species facing imminent extirpation or extinction.
THR Threatened: a wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.
SC Special Concern: a wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.

SARO Status Definitions

END Endangered: A species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's ESA.
THR Threatened: A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.
SC Special Concern: A species with characteristics that make it sensitive to human activities or natural events.

1. Introduction

Claridge Homes, hereafter referred to as the "Proponent", intends to develop the properties at 2666 Tenth Line Road, and 2503 and 2559 Mer Bleue Road (the "Properties"). Applications for both a Zoning By-law Amendment and Plan of Subdivision were submitted in 2022. Those applications included a Scoped Environmental Impact Statement (sEIS) prepared by Bowfin Environmental Consulting (Bowfin) and CIMA+ (June 2022). The purpose of the following Addendum is to update that sEIS, to reflect the development of Phase 1 only, to address the City of Ottawa Comments dated February, 2023, and to ensure that recent changes to legislations are captured.

1.1 Project Description

The Proponent is planning to develop Phase 1 of their subdivision which includes 579 residences, 1 commercial block, 2 parks, and a stormwater management facility. It also contains 2 blocks for future residential development, 1 other block and 2 road widening blocks. The layout of all items have followed the Demonstration Plan in the Mer Bleue Urban Expansion Area (MBUEA) Community Design Plan (CDP) (Novatech, 2025). The buildings will be fully serviced.

City Comments 8.6, and 8.8 request information on what development would take place within the Urban Natural Feature (UNF) and assessment of the walking trails. The potential for future crossings and any pathways within the creek corridor would be determined at the detailed design phase, and are not part of Phase 1. As such, the Draft Plans respect the UNF boundary; there is no work within the UNF.

Note: McKinnon's Creek will be transitioned into a Municipal Drain, this is a separate process being undertaken under the *Drainage Act*, and also reviewed under *Fisheries Act*. While it is outside of scope of the sEIS and this Addendum, the Draft Plan of Subdivision for Phase 1 was developed concurrently and adheres to any commitments made under that process ensuring that there are no conflicts between these applications and the drain application (Novatech, 2025).

1.2 Location and Zoning

The Properties forms part of the Mer Bleue Urban Expansion Area. They are situated at 2666 Tenth Line, and 2503 & 2559 Mer Bleue Road. These are bordered by Tenth Line Road to the east, Wall Road to the south and Mer Bleue Road to the west and are in part of Lot 5, Concession 11 in Cumberland (UTM 18T 462290 m E; 5031330 m N, and Latitude 45.434394 Longitude -75.482309) (Figure 2). The adjacent land uses include the recently/under construction residential development to the north, and residential areas to the west. The lands to the south and east are a combination of single lot residences and agricultural fields.

The land is within a Settlement Area and is currently designated as Rural Countryside and a zoning by-law amendment application will be submitted to rezone the property appropriately (Novatech, 2025).

1.3 Project History

The CDP included an Environmental Management Plan (EMP) (Morrison Hershfield Limited, 2017) that identifies the natural features, as well as guidance in the form of determining which areas should be protected. Those reports inform the scope of EIS for development within the CDP lands. In the pre-consult comments for the 2666 Tenth Line, and 2503 & 2559 Mer Bleue Road development, the City requested:

1. A Headwater Drainage Feature Assessment/Aquatic Habitat Assessment; and
2. An Environmental Impact Statement/Impact Assessment of Endangered Species.
    a. The EIS should discuss any Urban Natural Feature (UNF) depicted on Schedule B of the Official Plan (OP), endangered or threatened species (including grassland birds and updated butternut health assessment), and Wooded Areas on Schedule L1.

Bowfin Environmental Consulting (Bowfin) and Muncaster Environmental Planning completed a Headwater Drainage Features Assessment Report (HDF Report) during the CDP phase (Bowfin/Muncaster, 2016). That report was subsequently updated for these Properties as a standalone document (Bowfin, 2020). The Headwater Drainage Feature Assessment/Aquatic Habitat Assessment remains applicable to the current applications for Phase 1 (Bowfin, 2020). A summary is included herein, as are the proposed compensation measures.

Bowfin and CIMA+ undertook the sEIS which captured the remaining items (Endangered and Threatened Species, UNF, Wooded Area, and Aquatic Habitat Assessment) (Bowfin/CIMA+, 2022). Bowfin had merged its services with CIMA+ in 2022. As noted above, this report serves as an addendum to that sEIS. Should there be discrepancies between the two reports, this addendum will supersede the information of the sEIS

1.4 Terminology

For the purposes of this report, the following terminology is applied:

- Project: Construction of Phase 1.
- Properties: 2666 Tenth Line, and 2503 & 2559 Mer Bleue Road, includes the approximately 53.35 ha of Phase 1.
- Phase 1: Represents the area where permanent footprints of Phase 1 development plus a 6 m buffer for grading. The footprint presented herein is smaller than that included in the previous sEIS (Bowfin/CIMA, 2022), but remains consistent with the Demonstration Plan in the CDP.

- Adjacent lands: The surrounding lands within 120 m of the Phase 1 plus 6 m grading buffer, unless a larger distance is required to satisfy other legislations (i.e., *Endangered Species Act*).

1.5 Existing Environmental Commitments and Scoping of EIS and Addendum

1.5.1 Official Plan

While the pre-consultation noted a potential wooded area on the east side of Mer Bleue Road, this area is no longer identified as such. A review of the official plan schedules noted that there are **no** other Wooded Areas identified on-Site on Schedule B8, or C11, and only the McKinnon's Creek Corridor NHS falls within the Claridge Site Phase 1. The McKinnon's Creek Corridor NHS is also an Urban Natural Feature (UNF) and is shown on most figures herein. No changes since the sEIS.

1.5.2 Mer Bleue urban Expansion Area Community Design Plan and Environmental Management Plan

The Phase 1 lands are within a General Urban Area and are part of the MBUEA CDP. The CDP and its accompanying Environmental Management Plan (EMP) (Morrison Hershfield Limited, 2017) established the Natural Heritage System (NHS) for the entire expansion area, and environmental constraints which consists of:

- A South Deciduous Forest to be retained (south of Wall Road, and outside of this Project);
- Species at Risk (SAR) Flora:
  - 1 Butternut (previously documented outside of Phase 1 of this subdivision);
- McKinnon's Creek Corridor; and
- Potential for Bobolink and Barn Swallow (both listed as SAR at the time of the EMP).
  - Barn Swallow is now downlisted to Special Concern.
  - Bobolink remains a SAR.

The other natural heritage features outlined in the EMP that fall within this Project or within the surrounding 120 m are:

- Headwater Drainage Features
- Fish Habitat (McKinnon's Creek)

The EMP clearly indicates that there are no other features (i.e., **no** provincially significant wetlands (PSWs), **no** significant woodlands, **no** wetlands found in association with significant woodlands, **no** significant valleylands, **no** significant wildlife habitat as part of a significant natural heritage feature, **no** area of natural and scientific interest, **no** additional UNF and **no** forest remnants identified as linkages) (Morrison Hershfield, 2017).

Headwater Drainage Features

The CDP/EMP conclusions on the headwater drainage features was reviewed as per the Claridge Homes 2559 Mer Bleue Road Subdivision Headwaters Reports (Bowfin, 2020). That work confirmed that the highest management recommendation was for drains 7b and 9. Both were listed as Conservation with the only function being the **riparian vegetation**. All other functions were limited or contributing.

City Comment (8.11) requested information on the proposed compensation for the removal of the drains and how the compensation was determined. The Draft Plan of Subdivision includes the removal of all headwater drainage features. As per the EMP's section 3.5.1, **none** of the headwater drainage features were identified for retention (Morrison Hershfield Limited, 2017). That report indicated that compensation for the removal of the headwater drainage features should focus on maintaining or increasing baseflow on McKinnon's Creek and riparian corridor enhancements. It is noted that the considerations for the baseflow on McKinnon's Creek has been addressed in the aforementioned separate Drainage Act process and the baseflows are anticipated to be higher. The determination of compensation within this Addendum Report follows the recommendations of the EMP. The compensation for the removal of the headwater features will be through the rehabilitation of the McKinnon's Creek riparian corridor with the plantings of native woody species within the UNF. A landscaping plan will be developed at the detailed design stage.

City Comment (8.11) requested confirmation of DFO's review of the removal of the headwater features. That was already document in the EMP (see EMP Section 3.2 and Appendix A-II). A copy of the DFO response is also provided in this Addendum Report in Appendix C. As per the Fisheries Technical Report for the Community Design Phases – EUC Urban Expansion Area (Bowfin/Muncaster, 2016), the headwater drainage features within this Project are to be removed. The commitments made to DFO were:

- No work below the ordinary high-water mark of McKinnon's Creek will take place without DFO's review;
- Minimum setbacks of 15 m from top of slope or 30 m from the ordinary high-water mark of McKinnon's Creek;
- Any recreational pathways within the setback will be situated on the outer edge;

Note that the avoidance and mitigation measures from that report are included herein, and updated to meet DFO's standards, as needed.

Fisheries / UNF

City Comment 8.7 requests confirmation that the development is outside of the meander belt depicted in the EMP. The Phase 1 has been compared to the EMP and it follows the setbacks described in the bullets below for McKinnon's Creek (Morrison Hershfield, 2017). This is now depicted on Figure 1.

- The greater of 15 m from the top-of-valley slope or 30 m from the normal high-water mark;
- Meander belt as outlined in the EMP's Section 5.3.1 (Morrison Hershfield, 2017).

The Fisheries Technical Report for the Community Design Phases – EUC Urban Expansion Area (Bowfin/Muncaster, 2016), also included commitments for McKinnon's Creek:

- Development is not to result in a decrease of base flow in McKinnon's Creek (increase to base flow is permitted);
- Development will provide typical urban stormwater management systems (i.e., catch basins and storm sewers to a stormwater management facility). Stormwater management facility will be designed in accordance with provincial requirements (Ministry of Environment, Conservation and Parks (MECP));
- Stormwater Management Facility will be situated outside of the ordinary high-water mark of McKinnon's Creek;
- Ensure that appropriate erosion and sediment control measures and spill management are in place and maintained when working within 30 m of McKinnon's Creek or any feature that is, at that time, directing flow towards McKinnon's Creek.

Again it is noted that the conversion of McKinnon's Creek to a drain also underwent DFO review and that process, along with the Drainage Act are being finalized. The avoidance and mitigation measures are provided herein.

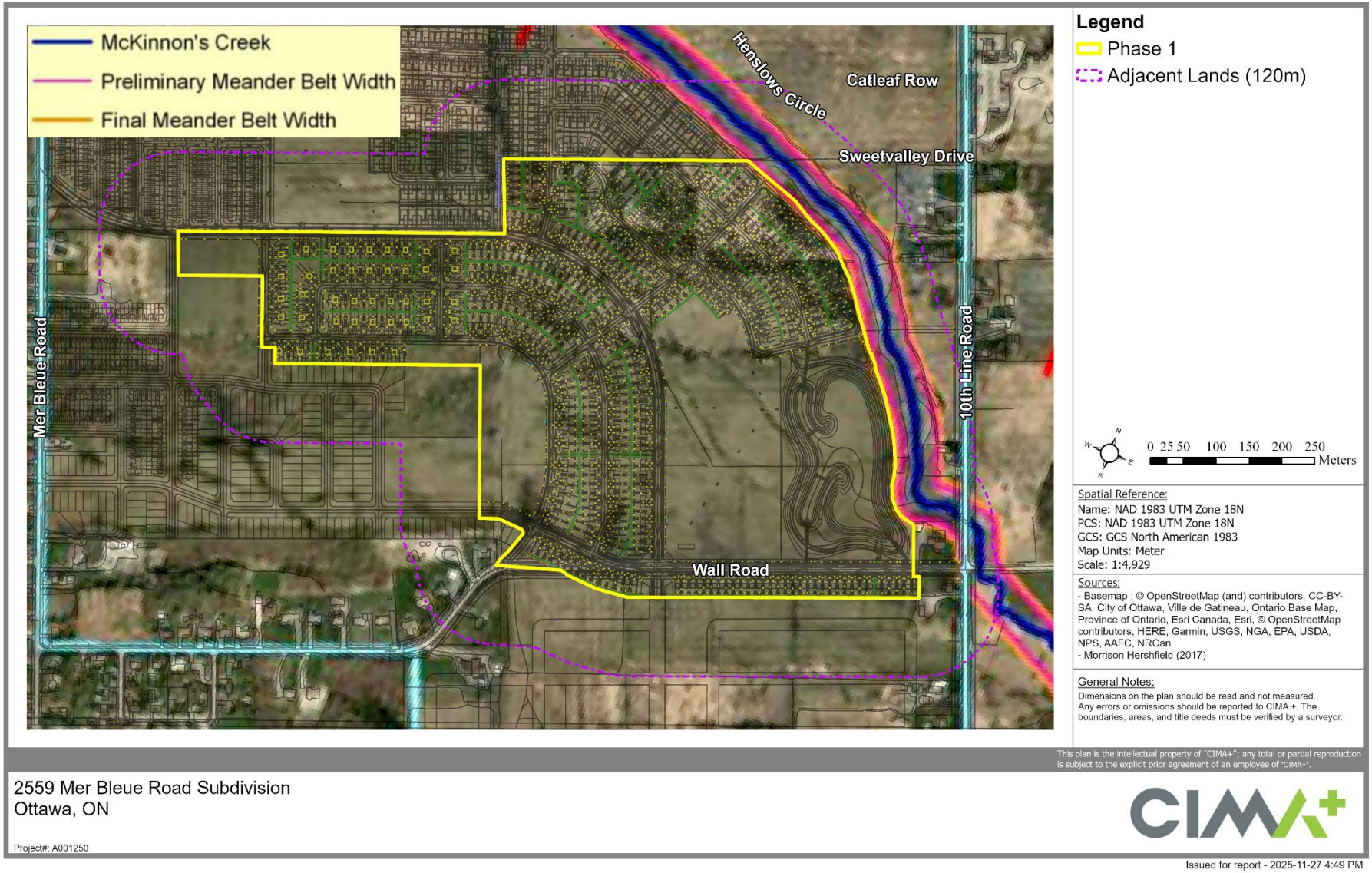

Figure 1: Phase 1 Lands and Meander Belt

1.5.3 Significant Woodlands

The *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (City of Ottawa, 2019), notes that where Significant Woodlands within a CDP area have already been identified **no** new significant woodland will require identification and evaluation.

As the identified South Deciduous Forest is over 120 m from the Properties, no discussion on Woodlands is included.

1.6 Summary of Features brought forward

This Addendum Report serves to confirm that the findings from the previous sEIS (CIMA+/Bowfin, 2022) remain applicable to the proposed activities, to document any new information collected since 2022, and provided the opportunity to revise the list of avoidance and mitigation measures to reflect any changes to best management practices or legislation. It also addresses the comments from the City's February 2023 review, including those pertaining the HDF Report.

The review of the potential impacts from the clearing of terrestrial vegetation, excavation, grading, backfilling, construction of buildings and infrastructure is based on the Phasing Plan for Phase 1 provided by Arcadis (November 03, 2025).

Based on the items listed during the pre-consultation (mentioned in the section above), the natural features to be considered are:

- The Urban Natural Feature (UNF) associated with McKinnon's Creek, comprising a small portion of wooded area and fish habitat.
- Potential Endangered and Threatened species and their habitat.

As well, while the EMP indicates that there are **no significant wildlife habitat**, the City's comments requires a review of potential wildlife habitat within the woodlands (Comment 8.9). This has been addressed herein with a focus on amphibians (woodlands), special concern species and habitat protected by newer legislations (i.e., Pileated Woodpecker, SAR Bats) (see Section 2).

Finally, the recommended compensations of plantings along McKinnon's Creek for the removal of the headwater features, are noted.

Table 1: Summary of Findings from CDP, EMP, Original Scoped Environmental Impact Study, Updated with 2025 Plans

Natural Heritage Feature	Development Area	Adjacent Lands	Comments / Brought Forward
Provincially significant wetland (PSW)	■ CDP, EMP did not identify any PSW. ■ Review of LIO Mapping confirmed that the nearest PSW is Mer Bleue Bog ~1.7km away to the southwest.		No change Not brought forward
Unevaluated wetland	■ CDP, EMP did not identify any PSW. ■ Habitat remains the same.		No change Not brought forward
Habitat of endangered and/or threatened species	■ Surveys completed in 2020 did not identify any other Endangered or Threatened species at risk. ■ City Comment 8.10 requests for information on SAR surveys of residence and buildings in the northeast corner of the property. There are no buildings/residences within the Phase 1 lands. ■ Addendum has been updated to review potential SAR, and additional surveys were completed in 2025.		Section 3 & 3.3 for methods and results and Section 4.1 for the updated evaluation. Appendix A for updated list of SAR.
Significant woodlands	■ CDP, EMP did not identify any significant woodlands in or within 120 m of Phase 1 Lands. Schedules B and C do not identify any woodlands outside of the UNF. ■ *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (City of Ottawa, 2019), notes that where Significant Woodlands within a CDP area have already been identified no new significant woodland will require identification and evaluation		N/A - Not brought forward
Significant valleyland	■ None identified in the OP		N/A - Not brought forward
Significant wildlife habitat (SWH)	■ Species-specific field investigations and assessment of SWH based on the *Significant Wildlife Habitat Ecoregion Criteria Schedule for 6E* were completed. ■ No SWH was identified during CDP or subsequent surveys in 2020 (including breeding birds, wildlife tree, candidate bat maternity habitat etc.). ■ Additional surveys in 2025 completed		Section 3 & 3.3 for methods and results and Section 4.2 for the updated evaluation. Appendix B for details.
Area of natural and scientific interest (ANSI)	■ LIO identifies the Mer Bleue Bog ~1.7km away to the southwest. This area will not be impacted.		No change Not brought forward
Urban Natural Features	■ The Mer Bleue Urban Expansion Area CDP identifies McKinnon's Creek as an Urban Natural Feature		No Change Updated measures in Section 6.1.3

Natural Heritage Feature	Development Area	Adjacent Lands	Comments / Brought Forward
	▪ Schedule C-11 identifies Urban Natural Features on or around the Phase 1 Lands.		
Natural Environment Areas	▪ Schedule C-11 does not identify any Natural Heritage System Core Areas or Natural Heritage Features on or around the Phase 1 Lands.		Not brought forward
Natural linkages and corridors	▪ Schedule C-11 does not identify any Natural Heritage Linkage Areas on or around the Phase 1 Lands. ▪ CDP/EMP indicated no linkages		No Change – Not brought forward
Groundwater features	▪ None identified.		No Change – Not brought forward
Fish habitat / Surface water features	▪ McKinnon's Creek is known fish habitat within the Phase 1 Lands. ▪ Headwater Drainage Features present. No change to recommendations from CDP/EMP		No change. Updated measures in Section 6.1.44.3
Landform features	▪ None		No Change – Not brought forward

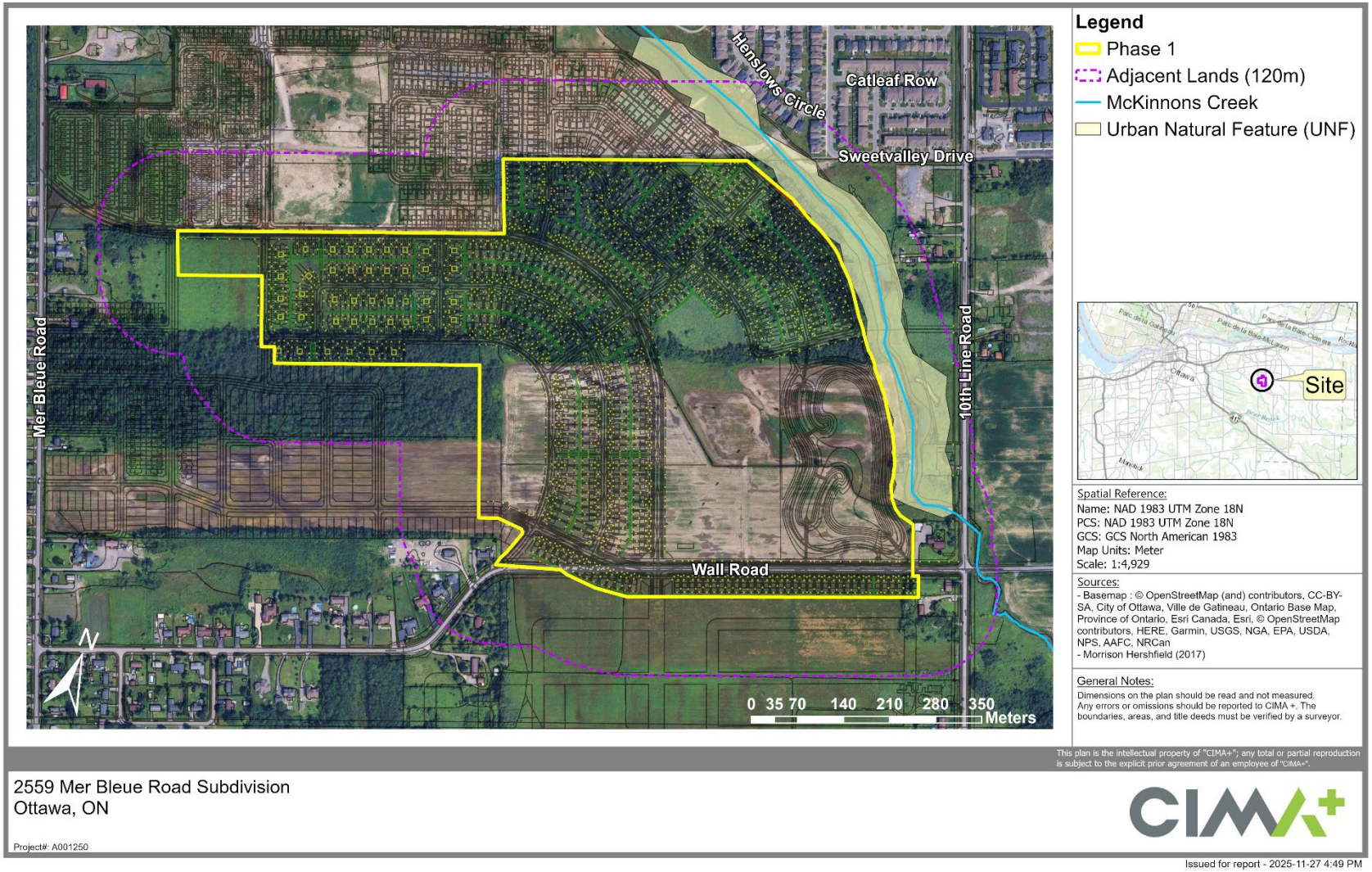

Figure 2: Site Details, Identified Urban Natural Feature and Fish Bearing Watercourses

2. Legislation Review

The CIMA+/Bowfin report was written in 2022, since this time there have been no changes to the City of Ottawa's Official Plan, the *Fisheries Act, Species at Risk Act,* or *Fish and Wildlife Conservation Act*. There have been changed to the *Endangered Species Act* (ESA), *Conservation Authorities Act, Migratory Bird Convention Act* (MBCA). The latter through the introduction of the Migratory Bird Regulation (MBR). These changes are summarized below.

2.1 Endangered Species Act

Amendments to ESA are now in effect as part of Bill 5 (passed on June 05, 2025), and the ESA will be replaced with the *Species Conservation Act, 2025* (SCA) (not yet in effect). The evaluation of presence in this report continues to follow the existing ESA guidelines established prior to June 5, 2025, as they remain in place and the SCA has yet to come into effect. Where MECP has provided new advice, this has been incorporated (i.e., 2025 timing windows). For informational purposes, the changes to the application of the ESA as a result of Bill 5 remain unclear at the time of this report. MECP provided Interim ESA advice in June 2025 confirming the following (MECP, 2025):

- Species protection continues to extend to individuals for killing and harming, but not for harassment.
- Habitat protection will be limited:
  - For animals: the dwelling place and immediate surrounding area;
  - For plants, the critical root zone and as per personal communications with MECP, this is currently 18x the maximum dbh of the species.
  - For all other species, the area on which any member of the species directly depends to carry out its life processes.

Potential species listed as SAR as of 2025 are assessed in Appendix A.

2.2 Conservation Authorities Act

Conservation Authorities Act, R.S.O. 1990, c. C.27 Section 28 prohibits:

- Activities that straighten, change, divert or interfere with an existing channel or interfered, in any way, with a wetland;
- Development activities within the Mapped Regulated Areas, except for those exempt under O. Reg 41/24 (Prohibited Activities, Exemptions and Permits) in:

- Hazardous lands, Wetlands, Watercourses, Valleys, near shoreline of the Great Lakes – St. Lawrence River System, and inland lake that may be affected by flooding, erosion or dynamic beach hazards.

The application of this Act is provided on the maps of Regulated Areas maintained by individual conservation authorities. The regulated area limit across Inlet Private.

2.3 Migratory Birds Convention Act/Migratory Bird Regulation

The *Migratory Birds Convention Act,* while unchanged, has new *Migratory Bird Regulations* which only came into effect on July 30, 2022; a summary of this change is provided in the paragraph below. In addition, the list of potential endangered and threatened species and information on their habitats has also changed; this data is summarized in Appendix A.

The *Migratory Birds Convention Act, 1994* (MBCA) regulates the protection and conservation of migratory birds as populations and individuals. It also offers protection for nests containing a live bird or viable eggs for most migratory bird species. Schedule 1 under the Migratory Bird Regulations (2022) lists 18 species that may reuse nests and whose nests are protected year-round regardless of occupation, unless the nest has been reported and deemed abandoned after a waiting period. Species listed under Schedule 1 that occur in Ontario include great egret, great blue heron, cattle egret, green heron, snowy egret, black-crowned night heron, and pileated woodpecker. The Migratory Bird Regulations (2022) prohibit the disturbance, damage, or destruction of migratory bird nests or eggs. These prohibitions and regulations apply to any areas where migratory birds and their nests are found in Canada.

3. Site Investigations 2025

3.1 Site Investigations

The purpose of the 2025 site investigations was to refresh the butternut inventory (City Comment 8.3), which has a two-year shelf life, to ensure no newly listed species at risk (i.e., black ash) were present in or adjacent to Phase 1. The Phase 1 and surrounding 120 m adjacent lands was also surveyed to ensure the habitats remained similar to that described in 2022, to identify any cavity trees (i.e., SAR bats candidate habitat/Pileated Woodpecker), and to verity the fish habitat and headwater drainage features remain similar to that previously discussed (Bowfin, 2020).

3.2 Methods

The following changes to potential SAR or significant wildlife habitat was identified:

- New Endangered or Threatened Species

  - Silver-haired Bat
  - Eastern Red Bat
  - Hoary Bat
  - Black Ash
- Downlisted Endangered or Threatened Species.
  - Eastern Whip-poor-will
  - Barn Swallow
- New SWH Species
  - Eastern Whip-poor-will and Barn Swallow are now listed as Special Concern, but as these species were addressed in 2022 as SAR, no additional surveys were required. The evaluation in the previous sEIS remains applicable (Bowfin/CIMA, 2022).

Amphibian surveys of the wooded area on the west side of the site was also assessed. In summary, the following surveys were completed:

1. Significant Wildlife Habitat
    a. Amphibians (Woodland)
    b. Pileated Woodpecker nesting cavities
2. SAR Fauna
    a. Candidate Bat Habitat
3. SAR Flora
    a. Butternut
    b. Black ash

Amphibian Surveys

Amphibian surveys within the woodland were conducted were completed as per the Environment Canada Marsh Monitoring Program (MMP) guide (2008):

- The surveys were completed 3 times during the spring and early summer: survey 1 April 15-30, survey 2 May 15-30 and survey 3 June 15-30.
- Observations began 30 minutes after sunset and ended before midnight.
- Each station was surveyed for 3 minutes during which time the species, the calling code and the location of the heard calls were recorded. The calling codes were recorded as one of the following:
  - Code 1: Calls not simultaneous, number of individuals can be accurately counted
  - Code 2: Some calls simultaneous, number of individuals can be reliably estimated
  - Code 3: Full chorus, calls continuous and overlapping, number of individuals cannot be reliably estimated

- Surveys were only conducted if the wind strength was Code 0, 1, 2 or 3 on the Beaufort Wind Scale.
- Amphibian survey did not conform to the usual 500 m minimum distance use in the MMP. As a more precise frog location was needed to confirm habitat use. Stations were positioned adjacent to potential breeding ponds and distant calls outside of the target features were omitted.

In addition, a daytime visit was also used to walk the edges of the wetlands and vernal pools identified during previous work, to determine the size of those near the 500 m^2 threshold described in the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (OMNRF, 2015), identify the best locations for evening survey points, and look for salamander egg masses.

Birds

The 2025 survey focused on identifying potential breeding bird habitat such as raptor nests, or nests protected under the MBR. The raptor and heron nest survey consisted of searching for individuals or evidence of nesting (such as stick nests, food caches, whitewashing of branches and foliage, accumulation of feathers/fur, or prey remains on the ground or in shrubs) as per the Significant Wildlife Habitat Technical Guide (SWHTG) Appendix O), and cavities suitable for other bird species (Pileated Woodpecker).

Suitable nests for Pileated Woodpeckers are round to teardrop-shaped, ±12 cm high, and ±9 cm wide (ECCC, 2023). If more than one such hole is present in a decaying tree, it would be considered a roosting cavity. A photograph was taken along with notes on cavity size, tree species, and tree health.

Suitable cavity trees for SAR avifauna (i.e., Chimney Swift).

Candidate Bat Habitat

The leaf-off surveys for bat habitat was designed to capture features protected by ESA or as significant wildlife habitat. The search was conducted during leaf-off season, and consisted of the entire Site. Wildlife trees include cavity or snag trees that could provide significant wildlife habitat (i.e., non-SAR Bats) and/or protected habitat (i.e., for SAR bats). Where present, the following information was collected for potential wildlife tree:

- Representative photograph;
- Species (if identifiable based on the condition of tree);
- Geographic coordinates (Universal Transverse Mercator [UTM]), using a hand-held GPS set at North American Datum 1983 (NAD83); and,

- Number and size of cavities (height, width) and/or other features (i.e., cracks, hollows, leaf-clusters).

Butternut Inventory

The recently updated Butternut Assessment Guidelines (BAG) were followed (MECP, 2021). These protocols indicate the following:

- Surveys are to be completed by a Butternut Health Expert
- Acceptable survey period is during the leaf-on season and is considered to be between May 15-August 31.
- Each individual tree is to be assigned a number and identified (i.e., paint, preference for white) or flagged. Their UTMs, using a GPS unit set at NAD83, was be recorded
- The classification of the health into Categories 1, 2 or 3 is to be completed as per the Butternut Data Collection Form.
- Butternut Health Export Report Template is to be used when submitting data to the province.

Black Ash Inventory

The Black Ash survey and assessment were based on the recently published *Black Ash Assessment Guidelines* (MECP, 2024), which indicate the following:

- Inventories are to be completed by a qualified individual who can identify Black Ash at any stage of development (i.e., seedings and mature trees).
- Health assessment period for Black Ash to be completed during the leaf-on season (June 1 to October 1).
- Information collected includes location (UTM coordinates using a high-precision GPS unit (Arrow 100® Submeter GNSS Receiver) set at 18T NAD83), diameter-at-breast height (dbh), tree height, canopy cover/condition, as well as the presence and severity of Emerald Ash Borer (EAB) infestation.
- Each individual was assigned a number and flagged with orange tape.

This inventory was completed by a qualified professional capable of identifying EAB infestations and determining overall tree health. The inventory included the Site and the 30 m surrounding area. Where the 30 m extended into neighbouring lands, inventory was assessed over the fence, except in the park area, which was walked.

Incidentals

During all visits, any wildlife observations were recorded. Incidental observations included observations of an individual, its tracks, burrows, feces and/or kill sights.

3.3 Results

3.3.1 Site Visits

Additional site investigations completed since the previous EIS (Bowfin/CIMA+, 2022) are described in Table 1 below, with results following.

3.3.2 Results

Vegetation Habitats

The description of the vegetation communities was originally completed by others during the CDP phase. The subsequent visits by Bowfin in 2020, confirmed that they remained similar to that described in the CDP/EMP. In 2025 confirmed that the habitats continue to remained similar and consisted of:

- Agricultural fields (Soy)
- Cultural Meadow (Communities with woody vegetation <25%)
- Cultural Thicket (Communities with <25% tree cover and >25% shrub cover)
- Deciduous Forest (Communities with >60% tree cover and >75% deciduous canopy cover)
  - Fresh-Moist Poplar Deciduous Forest

Aquatic Habitats/ Headwaters

Several headwater features were investigated during the CDP phase and none were direct fish habitat. See the updated Headwater Drainage Feature Assessment Report for this Site (Bowfin, 2020) for details on the seven features (Drains 6-12) present within these Properties. All but one were constructed agricultural ditches, with the singular drain seeming to have been a natural channel that is now entirely channelized. All the features were straight, shallow, chocked with aquatic and/or terrestrial vegetation, seasonal, and had shallow banks (some poorly defined despite being straightened). During the spring of 2014, all drains were wet with the exception of Drain 12; however, they all had limited water and shallow depths. Most drains were chocked with vegetation. Five of the drains were electrofished and the remaining were dip netted; no fish were captured in any of the drains. The drains were determined not to provide direct fish habitat.

No change from the habitats described in the CDP phase or the eEIS.

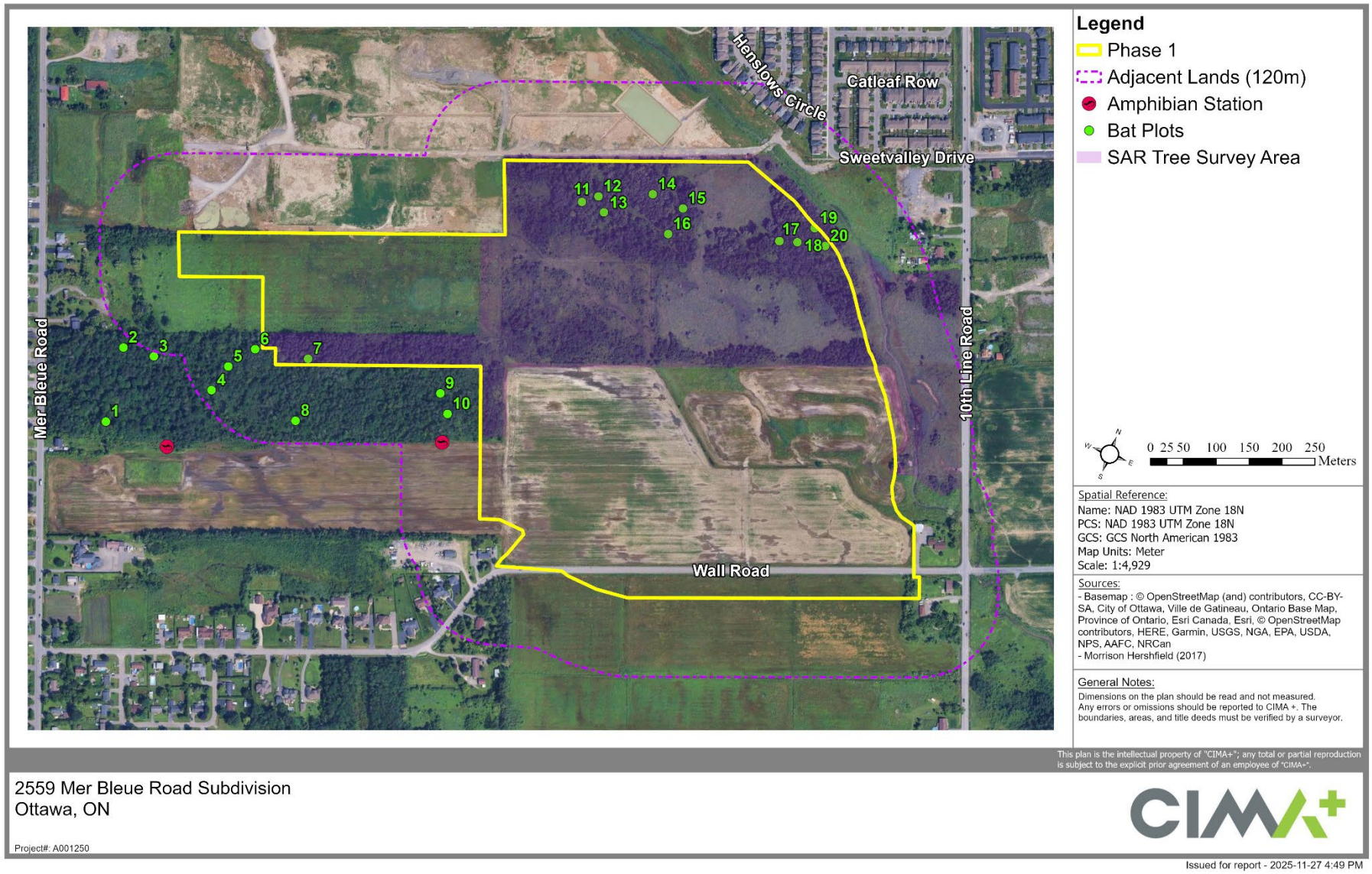

Figure 3: 2025 Survey Locations

Table 2: Summary of Dates, Times, Conditions, and Purpose of Site Investigations

Date	Time (h)	Staff	Air Temperature (Min-Max) °C*	Cloud Cover (%) Beaufort Wind Scale [Descriptor (scale)]	Purpose
April 09 2025	0900-1315	A. Quinsey J. Zientek	-5.0 (-13.5-1.3)	Clear(0) Wind: Light Air (1)	Leaf-off Nest Surveys (MBR Species)
April 16 2025	1300-1430	A. Quinsey	3.0 (-0.8-5.5)	Cloudy(100) Wind: Light Breeze (2)	Amphibian Survey
April 25 2025	2045-2115	J. Zientek	12.0 (6.1-16.8)	Mainly Clear (25) Wind: Light Breeze (2)	Amphibian Survey
May 09 2025	0900-1400	J. Zientek	8.0 (6.6-12.4)	Clear(0) Wind: Light Air (1)	Flora Survey
May 22 2025	2115-2145	J. Zientek	9.0 (6.8-11.2)	Clear(0) Wind: Light Air (1)	Amphibian Survey
June 26 2025	2130-2200	J. Zientek	19.0 (11.6-20.5)	Mainly Clear (25) Wind: Light Breeze (2)	Amphibian Survey
July 17 2025	0830-1415	J. Zientek	23.0 (14.8-29.2)	Cloudy(100) Wind: Light Breeze (2)	Flora Survey

A. Quinsey – Al Quinsey - – B.Sc. Biology
J. Zientek – Jake Zientek – Fish and Wildlife Technology Diploma
**Min-Max Temp Taken From: Environment Canada. National Climate Data and Information Archive. Ottawa International Airport. Available https://climate.weather.gc.ca/ [November 25, 2025].

Amphibian Surveys

Three amphibian surveys were carried out on April 16 (Day) April 25 (evening), May 22 (evening), and June 26 (evening), 2025. All were completed under appropriate conditions as per the protocol. Surveys identified two candidate amphibian breeding habitat (i.e., suitable habitat that are at least 500 m^2) within the Fresh-Fresh Poplar Deciduous Foresty Type (FOD8-1) community. Two survey stations were established, one for each candidate habitat.

- Station 1 was on the edge of the woodland facing a vernal pool within a depression in the FOD8-1 community, on the western edge of site. It was a manmade ditch running through the woodland, in spring with a max depth of 27 cm.
- Station 2 was on the edge of the woodland facing a vernal pool within a depression in the FOD8-1 community, on the eastern edge of woodland on site. It was a manmade ditch running through the woodland, in spring with a max depth of 23 cm.

Three species of frog were heard calling from each survey point: Green Frog, Grey Treefrog, and Spring Peeper (Table 3). No salamander egg masses were observed during the daytime survey.

Table 3 Amphibian Survey Results

Station	Results from within Feature (Calling code: No. Ind)		
	Visit 1 (April 25)	Visit 2 (May 22)	Visit 3 (June 26)
Station 1	SPPE 1-2 GTFR 1-1	SPPE 1-3	GRFR 1-2
Station 2	SPPE 1-3	SPPE 1- 3	None
Total Number of Individuals	**6**	**6**	**2**
Number of Species	**2**	**1**	**1**

GRFR: Green Frog

GTFR: Gray Treefrog

SPPE: Spring Peepers

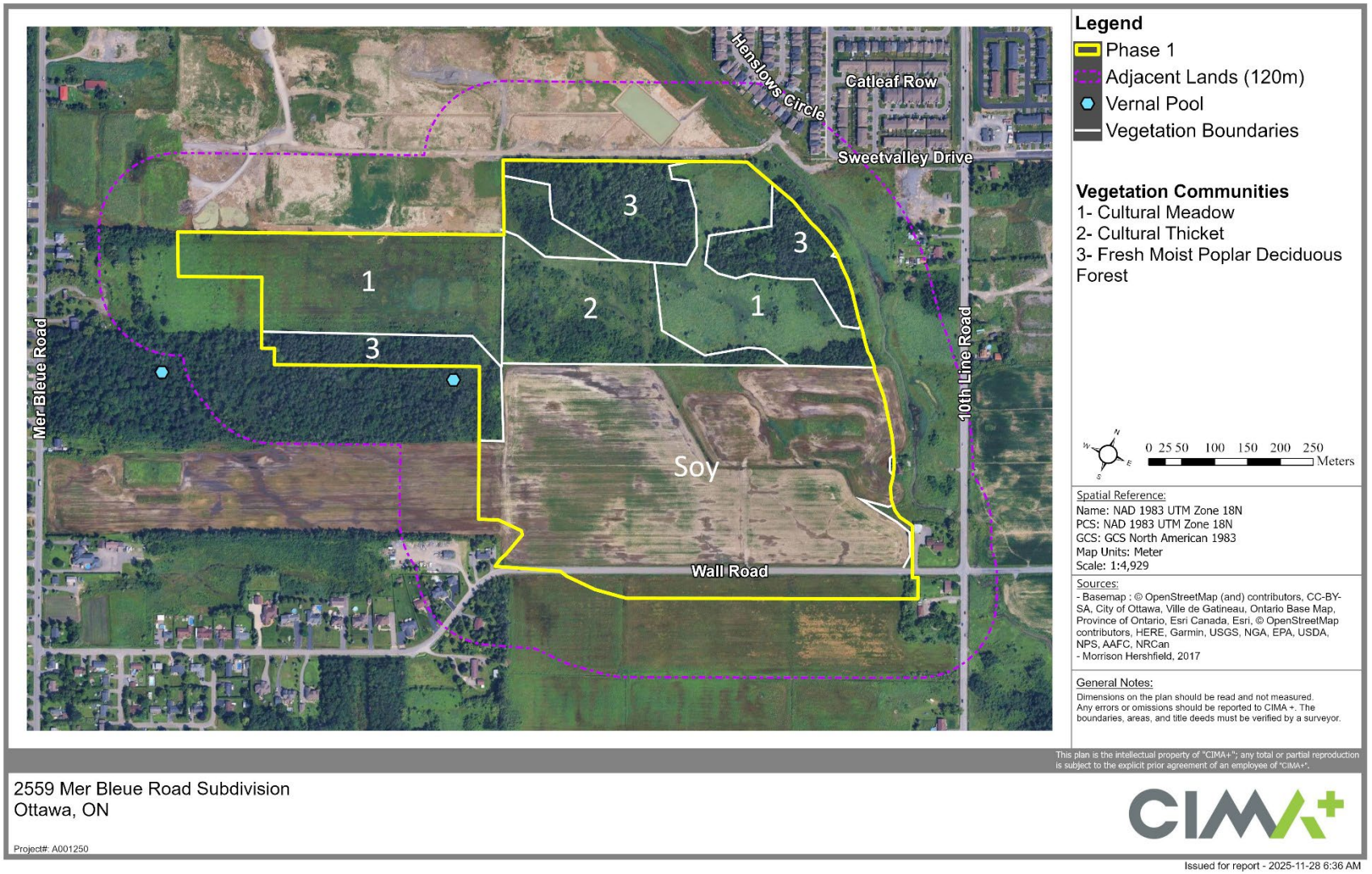

Figure 4: Vegetation Communities

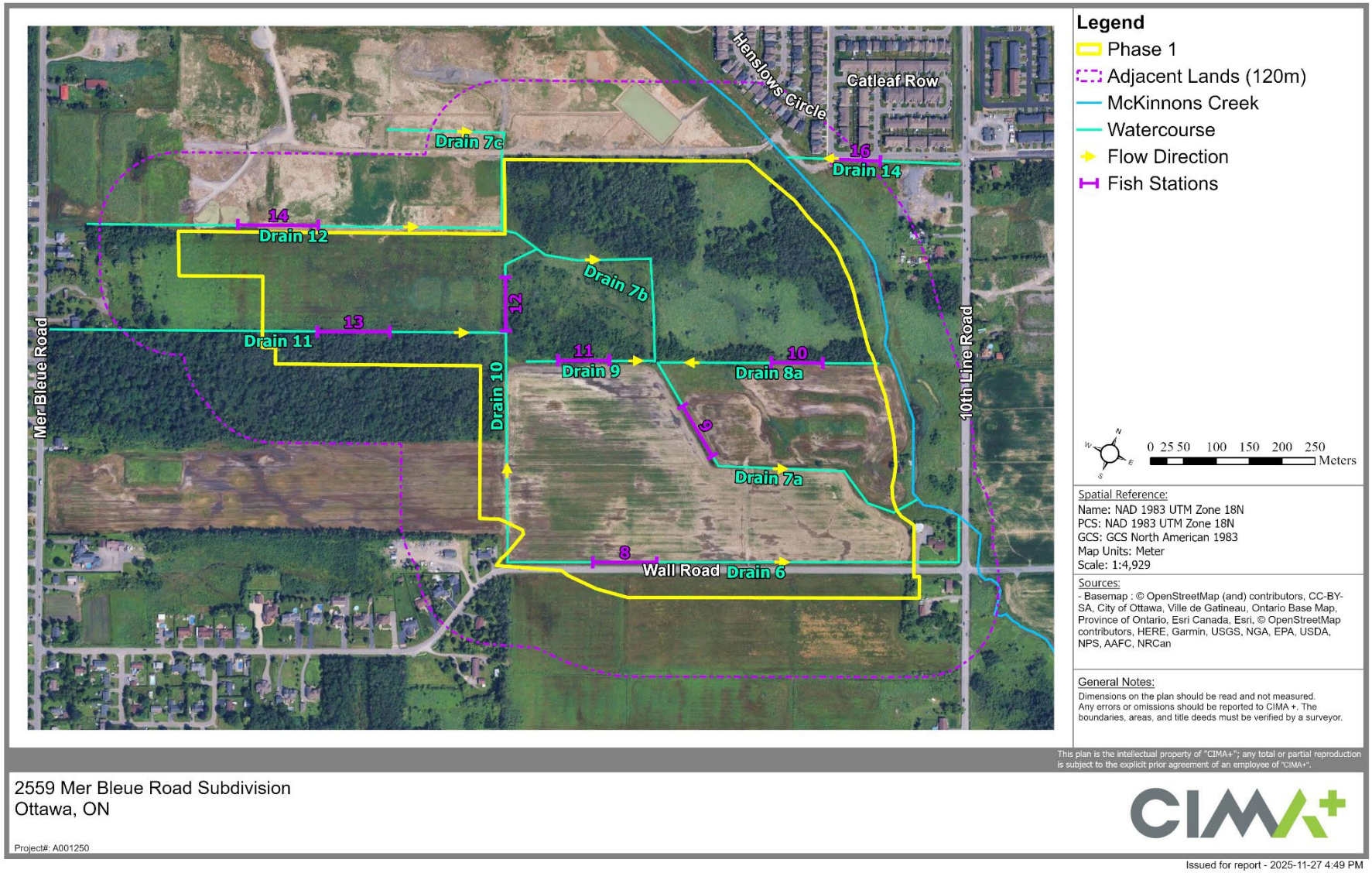

Figure 5: Headwater Features and McKinnon's Creek

Birds

The search for nests belonging to MBR protected species, raptor and cavities for SAR birds was completed was completed on April 9, 2025, under appropriate conditions during the leaf-off period.

Ten (10) trees were flagged as potential cavity trees; however, none of these met all the dimension criteria provided by ECCC (2023) (entrance 10-13 cm high, 7-10 cm wide, and at least 20 cm deep). As such, these cavities were attributed to smaller woodpecker species. In conclusion:

- No heron nests were found;
- No active or inactive Pileated Woodpecker nests were found;
- No Pileated Woodpecker roosts were found; and
- No candidate Chimney Swift trees were found.

Candidate Bat Trees

The survey was conducted on April 09, 2025. Twenty stations were surveyed for candidate maternity roost trees. Of these stations, no candidate trees were found within the northeastern portion of the Phase 1 Lands. Some candidate trees were found in the southwestern woodland; about half of the plots had at least one candidate tree with a total of 10 identified. However, Phase 1 Lands overlap with only the edge of this woodland and there the trees were mostly small diameter. The habitat that could be affected included one station with only 2 snag trees. Both green ash <25 cm with loose bark rather than cavities (Table 4), which are suitable maternity habitat for SAR species but too small to be counted towards any significant wildlife habitat maternity colonies. Note that outside of the bat plots the entire wooded area was searched for cavity trees >25 cm and none were found within the Phase 1 Lands.

Table 4: Snag and Cavity Tree Information

Tree No.	Species	dbh (cm)	No. of Cavities	Cavity Height (m)	Snag Classification (1-6)	Other features
5	Green Ash	18	0 (loose bark)	n/a	5	n/a
6	Green Ash	19	0 (loose bark)	n/a	5	n/a

Flora Inventories

SAR Flora inventories were completed on May 09 and July 15, 2025, under appropriate conditions (no rain) for the inventories. On May 09, no butternuts were found, matching the results for Phase 1 Lands from the previous inventory undertaken by Bowfin in 2022. Note that butternut inventories are valid for 2 years (in this case, until May 09, 2027).

The Black Ash survey was conducted on July 17, 2025, under appropriate conditions and during the leaf-on period. No Black ash was present on-Site.

No other SAR flora or special concern or SRank 1-3 flora species were found.

Incidental Observations

During the 2025 surveys 14 species of bird (Wild Turkey, Canada Goose, Red-tailed Hawk, American Crow, Blue Jay, Common Grackle, Ring-billed Gull, Downy Woodpecker, American Robin, Dark-eyed Junco, Black-capped Chickadee, Song Sparrow, Swamp Sparrow, American Goldfinch) and 3 mammals (Groundhog, Grey Squirrel, and White-tailed Deer) were incidentally observed.

4. Update to Evaluation of Natural Features

The goal of the 2025 site investigations was to confirm whether there were new SAR or habitat and to assess the presence of new significant wildlife habitat.

4.1 Endangered or Threatened Species

The review of the list of potential SAR has been updated and is found in Appendix A. The following provides a summary of results and any requirements for follow-up consultations or inventories.

- Potential SAR bat habitat is present within the woodland on the southwest edge of Phase 1 and the adjacent lands.
  - One candidate bat tree is present within the Phase 1 Lands (Figure 3).
  - Newly listed foliage roosting bats have potential to use any treed or tall shrub habitat.
  - Additional surveys anticipated prior to impacting Phase 1 Lands. Due to shelf-life of surveys and on-going changes to provincial policies, these should be scheduled to occur no earlier than 2 years prior to clearing.
- Butternut remain absent from the Phase 1 and Adjacent Lands.
- Black Ash was also found to be absent from the Phase 1 and Adjacent Lands.

- No other potential SAR or their habitat was identified within the Phase 1 or Adjacent Lands.

4.2 Significant Wildlife Habitat

With respect to amphibian breeding habitat - Woodlands, as per the SWHCS 6E (OMNRF, 2015), a site is considered significant based on the habitat, species present, diversity and abundance. Candidate woodland habitats are those that are within or adjacent (120 m) of any size woodland (deciduous, coniferous or mixed forest community or treed swamp community). For woodland breeding habitat, significant sites needs to be a minimum of 500m^2 AND show breeding presence of one or more of the newt/salamander species (Eastern Newt, Blue-spotted Salamander, and/or Spotted Salamander) and/or two or more of the listed frog/toad species (Gray Treefrog, Spring Peeper, Western Chorus Frog, and Wood Frog) with a minimum of 20 individuals (adults or egg masses).

Based on the 2025 surveys, both features meet the minimum requirements with respect to size. However, neither met the requirements for breeding salamanders or 2 frog species with >20 individuals (Table 5). None of the woodland amphibian breeding habitat on or adjacent to the Phase 1 Lands is considered significant.

Table 5 Determination of Significance for Amphibian Breeding Habitat (Woodlands)

Site	Results from within Feature			Counts of Species to be included in Evaluation of Significance		Size of Habitat	Significant?
	Visit 1 (April 25)	Visit 2 (May 22)	Visit 3 (June 26)	Total No. of key species	Total # of individuals		
Station 1	SPPE 2 GTFR 1	SPPE 3	GRFR 2	2*	<20	>500m^2	No
Station 2	SPPE 3	SPPE 3	None	1	<20	>500m^2	No

Note that Green Grogs are not listed as a key wildlife species for Amphibian Breeding Habitat (Woodlands) (OMNRF, 2015)

The inventories and assessment did not identify any other candidate significant wildlife habitat (see Appendix B) and confirmed a lack of Pileated Woodpecker nesting cavities.

4.3 Fish Habitat

The previous work for the CDP/EMP reports identified that the only fish habitat within the Phase 1 Lands is that found within McKinnon's Creek. This was verified in 2019 and again in 2025.

4.4 Conclusion

No new natural heritage features were identified within the Phase 1 lands aside from potential SAR bat habitat.

5. Compensation Measures

As discussed in the sections above, the work completed for the Addendum did not identify any new natural features other than the candidate habitat for SAR Bats. As noted above, the potential impacts to SAR should be verified closer to construction to ensure that the most appropriate surveys and avoidance and mitigation measures are implemented. It is recommended that these surveys be deferred until 2 years prior to tree clearing. No compensation is required at this time.

However as per City Comment 8.11, compensation for the removal of headwater features in the form of native plantings is recommended along the corridor of the UNF. Landscaping plans will be required to demonstrate the planting of native vegetation, including woody species, within the UNF. It is noted that the South Nation Conservation recommends species such as sugar maple, red maple, tamarack, white spruce, white pine red oak, bur oak, basswood native dogwoods, and nannyberry but **not** high water demand species such as willows, poplars or elm due to the clay soils (SNC comments November 04, 2022).

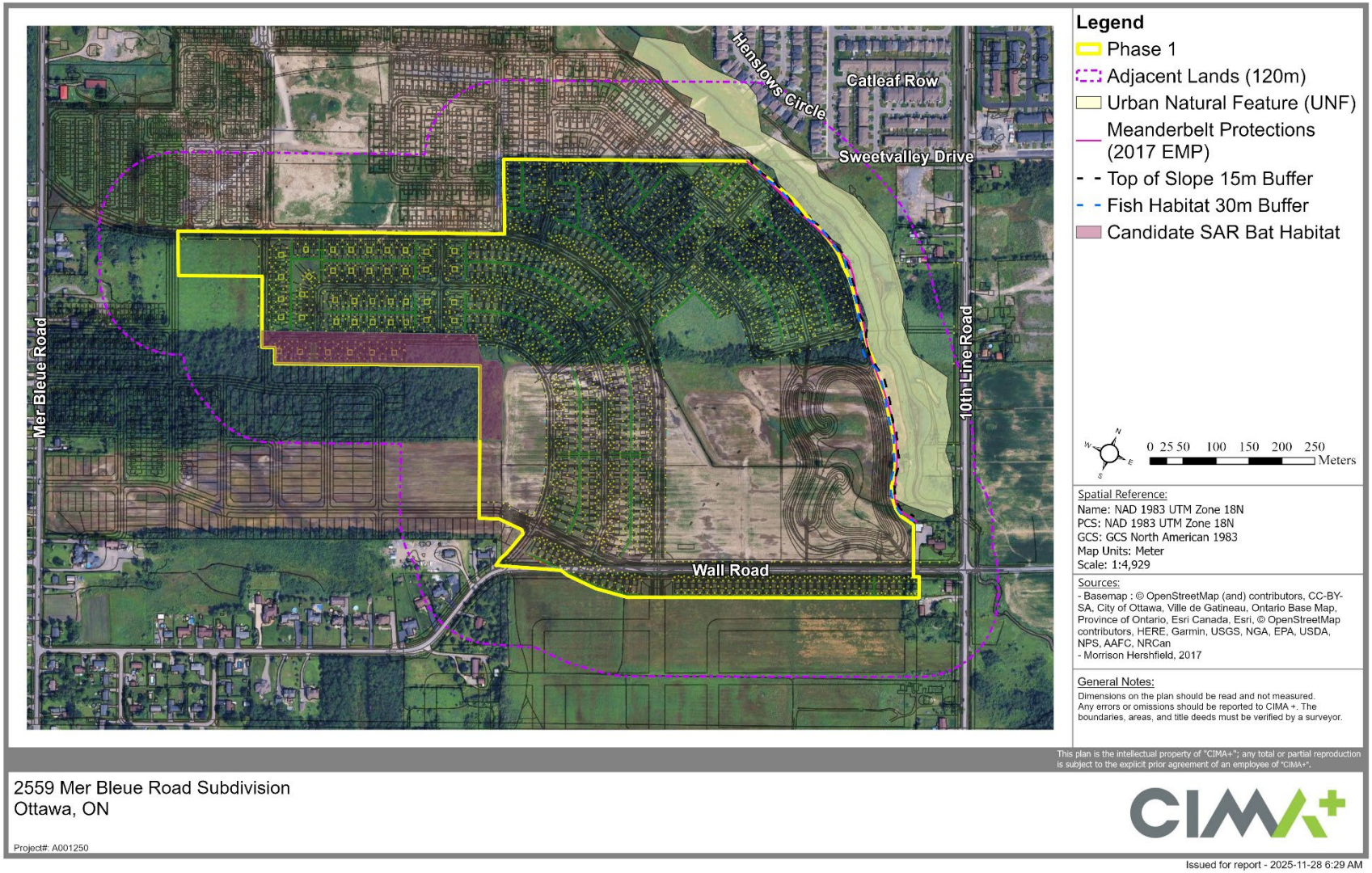

Figure 6: Updated Natural Heritage Constraints

6. Avoidance and Mitigation Measures – Updated 2025

The avoidance and mitigation measures from the headwater report and the eEIS have been updated to address the changes in legislations discussed in Section 2, and to include the most recent information received from the MECP.

Ensure that all sections are read as some measures apply to more than one aspect or species. The measures that are applicable to multiple natural heritage features are present first under Section 6.1.1 – Construction – General, followed by any additional measures recommended for each candidate or identified natural heritage feature (i.e., endangered and threatened species, UBF, Fish, etc.). Any recommended measures to be implemented following construction are found in Section 6.2.

6.1 Construction –

6.1.1 General

The following section provides recommendations that apply to multiple features (i.e., SAR, non-SAR, Significant Wildlife Habitat, etc.). Construction activities include clearing, grading, and excavations as well as backfilling and revegetation programs.

Consultations

- Complete no work below the ordinary high-water mark without consultations with DFO.
- No removal of trees with a dbh of 10 cm or larger without a tree cutting permit from the City.
- No removal of trees with a dbh of 10 cm or larger without consultation with MECP with respect to SAR Bats.
- These measures are to be re-evaluated prior to starting work to ensure compliance with any changes to protection of SAR. Note that current recommendations is to review at least 2 years prior to construction to allow sufficient time to conduct any necessary surveys and/or consultations. It is noted that there is currently no grandfathering under the ESA.

Clearing of native vegetation:

- Erect sturdy fencing outside of the critical root zone of trees to be retained, or as described in the Tree Conservation Report.
- No removal of trees (10 cm in dbh or larger) without prior consultation with both Ministry of Environment, Conservation and Parks (MECP) (for the identified SAR bat tree) and the City of Ottawa (Tree By-law).

- Clearing of vegetation will be planned to avoid the active seasons of SAR birds and bats, and general birds. As such, should clearing of any type of vegetation be required, it will take place between December 1 and March 31 (inclusive). If these timelines cannot be met, then additional consultation may be required and consideration for all applicable legislations will be required (i.e., *Migratory Birds Convention Act, Migratory Bird Regulation, Fish and Wildlife Conservation Act, Endangered Species Act*).
- The natural habitat of the UNF present is to be protected from erosion and sedimentation by a sediment fence.
- The potential use of the UNF by turtles is to be provided during the turtle active season (currently listed as April 1 to October 31).
  - Temporary turtle exclusion fencing will be properly countersunk and maintained to minimize turtles access into the work area during construction. The provinces guidelines for fencing will be followed (i.e., Reptile and Amphibian Exclusion Fencing: Best Practices (OMNR, 2013) and will include the j-hook turn-arounds. Finally note, that the province updates its guidelines from time to time and they are typically published online: https://www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing.
  - Monitor (daily sweep) for wildlife if any are observed. If a fauna is observed:
    - All work that may harm the individual must stop and the worker should notify their supervisor.
    - Try to take a photograph but do not chase the individual in order to do so.
    - Allow individual to leave the area on their own watching, from afar, to ensure that it does not enter an area where it may come to harm.
    - If an individual has been impacted, the supervisor may need to contact outside agencies. Obtain advice from MNR (for species protected by the *Fish and Wildlife Conservation Act*), and MECP (for SAR).
- Recommend clearing from the agricultural fields towards the UNF or towards the woodland outside of Phase 1, to allow wildlife the opportunity to leave the Phase 1 Lands into the natural areas that are to remain.

Sensory Disturbances

Potential to impact SAR or other fauna during operations due to excess noise or lighting.

- Minimize work during the night. If this is not feasible:
  - Ensure that only the lighting needed to perform the work safely is installed and this lighting is focused on the work area (minimize lighting of sky or of natural features).
- Ensure that all equipment have the appropriate mufflers to reduce noise disturbances.
- Where feasible, design street lighting to avoid lighting of the retained natural features.

Erosion and Sediment Control

- No equipment is to move beyond the tree protection fencing that delineates the edge of lands to be cleared/graded.
- An erosion and sediment control plan will be developed by contractor and implemented prior to any work within 30 m of McKinnon's Creek Corridor/UNF or within 30 m of any headwater drainage features. Once a particular drainage feature has been decommissioned, then the erosion control measures can be removed as needed.
  - Provide regular maintenance to the erosion and sediment control measures during construction. Contractor shall be responsible for ensuring that the erosion and sediment control measures are maintained and will monitor the water clarity downstream of the work area throughout the day and during rain events. Water quality is to meet the *Canadian Water Quality Guidelines for the Protection of Aquatic Life*. Monitoring for visible plumes outside of the work area is to be undertaken.
  - At a minimum, the erosion and sediment control plan will include the installation of sediment fencing along the edge of the area to be graded, and outside of the UNF.
  - Additional materials (*i.e.* rip rap, filter cloth and silt fencing) will be readily available in case they are needed promptly for erosion and/or sediment control.
- Suspend activities that cause muddy environments during periods of heavy rains.
- Any stockpiles of soil or fill material will be stored as far as possible from the road ditches, river and tributary and protected by sediment fencing (minimum 30 m).
- The erosion control measures will not be removed until the banks are stabilized (i.e., <20% exposed soil).

Contaminant and Spill Management

- All equipment working in or near the indirect fish habitat must be well maintained, clean and free of leaks. Maintenance on construction equipment such as refueling, oil changes or lubrication would only be permitted in designated area located at a minimum of 30 m from any natural features and in an area where erosion and sediment control measures and all precautions have been made to prevent oil, grease, antifreeze or other materials from inadvertently entering the ground or the surface water flow.
- Emergency spill kits will be located on the construction site. The crew will be fully trained on the use of clean-up materials to minimize impacts of any accidental spills. The area would be monitored for leakage and in the unlikely event of a minor spillage the project manager would halt the activity and corrective measures would be implemented.
- If a spill occurs:
  - Stop all work

  - Spills are to be immediately reported to the MECP Spills Action Centre (1-800-268-6060). Note that under the *Fisheries Act* deleterious substance includes sediments.
  - Clean-up measures are to be appropriate and are not to result in further harm to fish/fish habitat.
  - Sediment-laden water will be removed and disposed of appropriately.
- No construction debris will be allowed enter the natural features outside of the Site.
- Following the completion of construction, all construction materials will be removed from the construction site.
- Dust suppression should consist of water.

Invasive Species

- Machinery must be cleaned prior to arriving onto the construction site to prevent the potential spread of invasive species. Invasive species (i.e., Common Reed, buckthorn, honeysuckle) should be removed as appropriate for the species. See Ontario Invasive Plants Website for guidance https://www.ontarioinvasiveplants.ca.

6.1.2 Endangered and Threatened Species

NOTE: Measures outlined in Section 6.1 also apply to the protection of SAR.

All SAR:

- Endangered and Threatened species are protected and cannot be harmed, or killed and in some cases their habitats are also protected. These individuals will only be handled by qualified person and only if the individual is in imminent threat of harm. An authorization under the ESA 2007 would be required to handle individuals that are not in imminent threat of harm.
- If a SAR enters the work area during the construction period, any work that may harm the individual is to stop immediately and the supervisor will be contacted. No work will continue until the individual has left the area.
- Should an individual be harmed or killed then work will stop, and the MECP will be contacted immediately.
- Educate staff and contractors on the potential for SAR to be in the area and their significance, with a particular emphasis on the SAR listed as potentially occurring on the Site or in adjacent lands (Appendix A)
- Mitigation measures listed elsewhere in this report may also be applicable to this section.
- If a SAR is encountered, this information will be provided to the Natural Heritage Information Centre (Report rare species (animals and plants) | Ontario.ca).

- No later than 1 year prior to construction, complete a review of this report to ensure that no new SAR or changes to legislation have occurred.

SAR Birds:

- No impacts to federal SAR bird nests, or their eggs is permitted under the federal *Species at Risk Act*. If a federally listed bird species at risk nest is encountered, then work must stop until the young have fledged. If the nest/young have been harmed, then Environment Canada must be notified immediately for guidance.
- No impacts to provincial SAR bird nests or their eggs is permitted under the provincial *Endangered Species Act*. If a provincially listed bird species at risk is encountered, then work must stop and MECP contacted (sarontario@ontario.ca).
- Should a nest be discovered, stop all work that may disturb the birds (i.e. that cause the adults to fly off the nest) and contact a biologist or MECP or Environment Climate Change Canada, as appropriate for the species.
- Should the agricultural fields be left fallow prior to construction, then they may need to be reviewed in terms of the potential for grassland SAR habitat.

Bats:

- Candidate bat habitat has been flagged and must be assessed prior to disturbing large shrubs or trees with a minimum dbh of 10 cm.
- Educate contractors by informing them that most bats in Ontario are protected.
- Ensure that tree fencing is installed, monitored and maintained around woody vegetation to be retained.

Plants:

- If vegetation is not cleared prior to May 09, 2027, then a survey will be required. Note that should an individual be found, then its health will need to be assessed during the appropriate season. Currently, the combined assessment period for butternuts and black ash is June 1-August 31.
  - Butternut health assessment are to be conducted during the green-leaf period (mid-May to end of August).
  - Black Ash Health Assessments are to be conducted during the green leaf period (June to the end of September)
- If a butternut is situated within 25 m, then a sturdy fence (highly visible such as snow fencing) is to be erected along the edge of the root harm prevention zone until work is completed or until permission to remove the individual is obtained from MECP. Note that

if a BHA is submitted to MECP, Category 1s can be removed following a 30-day review period.

- If a black ash >8cm in diameter is situated within 30 m), then a sturdy fence (highly visible such as snow fencing) is to be erected along the 30 m edge of habitat until work is completed or until permission to remove the individual is obtained from MECP.
- Educate contractors by informing them that butternuts and black ash are protected. Note that there is a large number of walnuts on-site and these are similar in appearance to butternuts, but walnuts are not protected.

6.1.3 Urban Natural Feature

- No setback to the UNF is required to maintain its existing functions (it serves as the buffer to the valley and fish habitat).
- Phase 1 Lands have no permanent development footprint within the boundary of the UNF as designated on the EMP (Morrison Hershfield, 2017). Since much of this area has already been impacted, if portions of the UNF need to be cleared, and graded, then this is acceptable provided that once completed the area is planted with native vegetation (note that requirements of the municipal drain will supersede these recommendations).
- As per the EMP, the compensation for the removal of the headwater drainage features is to consist of the revegetation of the UNF with suitable native species, including woodland plants. A landscaping plan is to be created and is reviewed by the City and the Drain Superintendent at detailed design. It is also to adhere to the recommendations of the Tree Conservation Report (IBI, 2022).

6.1.4 Fish and Fish Habitat

- Clearly label McKinnon's Creek as fish habitat on all construction drawings.
- Clearly demarcate the edge of the UNF (which includes the riparian habitat of McKinnon's Creek) in the field with sturdy fencing.
  - Phase 1 development does not included any works within the established setbacks of McKinnon's Creek or the UNF.
- No works below the ordinary high water mark are permitted without consultations with DFO and the Drain Superintendent.
- Plan the design and stormwater management of the Phase 1 to ensure that water quality control in accordance with MECP's requirements and water quantity control to target pre-development levels and will discharge to McKinnon's Creek. Further, the outlet will be designed to prevent fish access to the SWM facility, and if possible, to the outlet channel itself.
- Where possible, the infilling of the headwater features should begin on the downstream end to create a barrier to the transportation of turbid water via these into the creek. When

not possible, additional erosion and sediment control measures will be put in place on the downstream end of the drain prior to working in or within 30 m of the headwater features.

- Time work to allow for the disturbed area to be stabilized as soon as possible.
- Ensure that appropriate erosion and sediment control measures were designed, installed, monitored for effectiveness and repaired.
- Suspend activities that cause muddy environments during periods of heavy rains.

6.1.5 Woodlands

- Follow the avoidance and mitigation measures outlined in the Tree Conservation Report (IBI, 2022). Should any of the measures below conflict with those of the Tree Conservation Report, the Tree Conservation Report will take precedence.
- The edge of the property and the extent of construction/grading is to be clearly defined on the site plans and in the field.
- All trees within the work area/area to be graded will be removed. When clearing near trees next to neighbouring lands, mitigation measures to prevent harm to the root systems of trees adjacent to the proposed works will be implemented to protect them from indirect harm:
- Sturdy fencing will be installed outside of the Critical Root Zone (CRZ) (defined as 10x the DBH) of the trunk of the closest trees to the work area. Fencing will be retained until construction activities have been completed.
- No grading or activities that may cause soil compaction (such as heavy machinery and stockpiling of materials) will be allowed within the fenced area.
- No machinery maintenance or refueling or stockpiling is permitted within 5 m of the outer edge of this fencing.
- Exhaust fumes from all equipment will be directed away from the canopy of the trees to be retained.
- If roots of trees on adjacent lands become exposed during site alterations, they will be buried immediately with soil or covered with filter cloth or woodchips and kept moist until the roots can be buried permanently.
- Any roots that must be cut will be cut cleanly to allow for healing.
- Do not place any material or equipment within the CRZ of a tree to be retained.
- Do not raise or lower the existing grade within the CRZ of a tree to be retained.
- Do not extend any hard surface or significantly change landscaping within the CRZ of a tree to be retained.
- If the construction will have to encroach into a tree's minimum CRZ, installing a temporary layer of 150 mm deep partially composed wood chips mulch over the root zone can help to protect roots from compaction damage, and conserve soil moisture levels.

- Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.
- No signs, notices or posters should be attached to any trees;
- Ensure that no damage comes to the root system, trunk, or branches of a tree.
- Any landscape plans will include native species as much as possible. Exceptions would only be made based on the advice of the landscape consultant. It is our understanding that the plantings of native trees and shrubs is typically not an issue, but that herbaceous vegetation can often not withstand the pressures from road maintenance, etc.

Tree and Root Pruning

- If, during excavation, any roots are encountered while working outside the CRZ, they should be cut off cleanly with sharp pruning tools rather than allow them to be torn by large equipment; clean cuts will help to minimize decay and entry points for disease.
- Do not damage the root system, trunk, or branches of any tree.
- All exposed roots of trees to be retained should be covered in a minimum of 5 cm of firm soil within 24 hours of exposure.
- If root pruning is implemented, the crown of the tree should be reduced proportionately under the direction of a Certified Arborist or Registered Forester to decrease wind sail. Pruning should be kept to thinning cuts (no major limb removal), crowns should be monitored, and maintenance carried out for two (2) years after root pruning to remove any dieback under the direction of a Certified Arborist or Registered Forester.
- Where branches are likely to hang in the way of passing equipment, the branches should be pruned by a Certified Arborist or Registered Forester to avoid tearing and undue injury to the tree.
- All pruning work must be performed under the supervision and guidance of a qualified tree professional in accordance with the latest ANSI A300 Pruning Standards and best management practices identified by the International Society of Arboriculture.

6.1.6 Significant Wildlife Habitat and Other Fauna

In addition to the items listed above, it is important to note that other Acts and regulations may apply, and the following measures serve to provide additional information on avoidance and mitigation (i.e., for items not identified on the Official Plan).

- Almost all breeding birds are protected under the MBCA and/or FWCA. The only species not protected are: American crow, brown-headed cowbird, common grackle, house sparrow, red-winged blackbird, and starling. It is prohibited to destroy or disturb an active nest of other birds, or to take or handle nests, eggs, or nestlings. In this part of Ontario, the current standard nesting period is between April 5 to August 28 however the more

restrictive SAR window will be followed April 1 to August 31. Outside of this timing window, it is considered unlikely that birds would be nesting.

  - Note that there are some birds (birds of prey, herons etc.) that do begin nesting earlier in the year. It should also be noted, that if an active nest is present before or after the above dates that it is still protected.
  - Note some birds protected by the federal *Species at Risk Act* have defined residences that are protected year-round (though none were found during the 2025 surveys).
- No Pileated Woodpecker nesting cavities were identified. Should one be discovered, contact Environment Climate Change Canada prior to any impacts (even outside of the active season).
- There is a high potential for ground nesting birds (i.e., killdeer) to be present. These prefer to nest on bare soil or gravel areas. Perform regular walks of the cleared areas looking for ground nesters. If any are present, the contact a biologist for guidance.
- Do not flag bird nests as it attracts predators.
- Almost all reptiles are protected by the FWCA. If a turtle nest is suspected, then flag a 10 m buffer to protect the nest. Contact MECP (for Endangered or Threatened species) and MNRF (all other species, including those listed as special concern).

6.2 Operations

The measures outlined in the construction section above, include those designed to provide protection of the natural features intended for retention. In addition, the following is recommended:

- Lighting will be required to focus on the development itself, as is typical for development in Ottawa.
- Landowners are to be educated on the need to protect the UNF.
- Fencing along the back of the properties along the UNF is recommended.

7. Update to Conclusions of Environmental Impact Study (June 2022)

As noted in the introduction, the Phase 1 Lands are situated within the MBUEA CDP Demonstration Plan. The current plans have adhered to the commitments in the CDP and EMP documents as well as those made to DFO. At the final design stage, the potential to consult, and/or adjust avoidance and mitigation measures to respect fish and fish habitat and ESA will be reviewed. A Landscaping Plan will be required that provides enhancements to the McKinnon's Creek Corridor.

Provided that the recommendation herein are followed, then the proposed development can be accepted as planned. We trust that this report will meet your requirements. Should you have any questions or comments, please contact Michelle Lavictoire (michelle.Lavictoire@cima.ca).

8. Study Limitations and Constraints

CIMA+ completed diligent and reasonable research in conducting this evaluation with respect to recognized laws and standards of practice. The facts presented in this report are strictly limited to the period of investigation. Conclusions are based on available information and documents, observations made during site investigations, and communications with various contacts. Interpretation is therefore limited to this data.

CIMA+ is not responsible for erroneous conclusions due to voluntary abstention or the non-availability of pertinent information. Any opinion expressed in relation to legal or regulatory conformity is technical and should not be, in any case, considered legal advice.

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A

Appendix A
List of Potential Endangered or Threatened Species

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat / Guidelines	Evaluation	Brought Forward (Yes/No)
REPTILES							
Blanding's Turtle	*Emydoidea blandingii*	SNR	THR	END	Shallow water, large marshes, shallow lakes or similar such water bodies. General habitat protection is provided for suitable habitat that is within 2 km of an occurrence when certain conditions are met (COSEWIC, 2016).	No occurrences near Phase 1 and suitable habitat, nearest records are from the Mer Bleue PSW.	No
BIRDS							
Shot-eared Owl	*Asio flammeus*	S2N, S4B	THR	SC	Ground nesting bird preferring open areas such as grasslands, marshes and tundra (MECP, 2021). Provincially, this species receives only general habitat protection.	The Phase 1 has some open habitat but no large habitat patches. No individuals were noted during the site investigations.	No
Chimney Swift	*Chaeutura pelagica*	S4B, S4N	THR	THR	Cities, towns, villages, rural, and wooded areas. This species rarely utilizes trees; they prefer trees greater than 50 cm in diameter and that are within 1 km of waterbodies (COSEWIC 2007). Provincially, this species' protected habitat consists of Category 1 habitat, which is a human-made nesting/roosting feature or natural nesting/roosting tree cavity, as well as the area within 90 m of the natural tree cavity (MECP, 2013). No Category 2 or 3 habitats are outlined for this species (MECP, 2013).	There were no large diameter trees noted with vertical cavities and the single structure on site had no suitable chimneys. Further no individuals were noted during the field investigations.	No
Red-headed Woodpecker	*Melanerpes erythrocephalus*	S4B	END	END	Open deciduous woodland, woodland edges, and sparsely treed habitats. (COSEWIC, 2007; MECP, 2022). The province does not currently have guidance for the general habitat of this species, though critical habitat is identified (both federally and provincially) as the suitable habitat	Open woodland habitat was present, but it was young and had no decaying trees with cavities.	No

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat / Guidelines	Evaluation	Brought Forward (Yes/No)
					within a 200 m radius around a nest observation OR the 600 m around confirmed or probable breeding OR two possible breeding records within 600 m and 7 days of each other (MECP, 2022; ECCC, 2019). Observations must be from after 2001.		
Bank Swallow	*Riparia riparia*	S4B	THR	THR	This species nests within vertical banks, with a preference for sand-silt substrate. Nesting sites more likely near open upland habitats. (COSEWIC 2013). Provincially, the species protected habitat is the 50 m in front of a breeding colonies bank face and all suitable foraging habitat within 500 m (MECP 2015).	No suitable banks along this section of McKinnon's Creek.	No
Bobolink	*Dolichonyx oryzivorus*	S4B	THR	THR	Grasslands, wet meadows, hayfields, old fields, and pastures. This species is sensitive to edge effects, and prefers areas with few shrubs as well as a litter layer deeper than a couple of centimetres (COSEWIC, 2022). Provincially, the GHD for this species protects 60m from a nest and 300m of suitable habitat around a nesting site.	Very few areas dominated by graminoid species. Agricultural fields were planted in soy. No Bobolinks observed during surveys conducted in 2020.	No
Eastern Meadowlark	*Sturnella magna*	S4B	THR	THR	This is a grassland breeding bird, typically requiring larger habitats but have been known to breed in habitats that were 1 ha in the United States. Usually, their defended territories are of 2.8-3.2 ha of uncut meadow or field (McCracken et al, 2013). Personal observations of successful nesting habitat for this species in Eastern Ontario has not found any successful nesting pairs in habitats that were less than 5 ha. (COSEWIC,	Very few areas dominated by graminoid species, agricultural fields were planted in soy. No Eastern Meadowlark observed during surveys conducted in 2020.	No

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat / Guidelines	Evaluation	Brought Forward (Yes/No)
					2011). Provincially. the GHD for this species protects 100m from a nest and 300m of suitable habitat around a nesting site.		
MAMMALS							
Little Brown Myotis	*Myotis lucifugus*	S4	END	END	Females establish summer maternity colonies, often in buildings or large-diameter trees. Foraging occurs over water, along waterways, and forest edges. Overwinter in cold and humid hibernacula (caves/mines) (COSEWIC, 2013). Critical habitat has not yet been defined. Provincially, this hibernacula have a buffer of 200m. Buffers for maternity sites have not been established.	No hibernacula habitat was present. One cavity tree over 10 cm in diameter are present in the Phase 1 lands. This species maternity habitat is brought forward. Trees 10 cm or larger in diameter could provide day-roosting habitat.	Yes
Northern Myotis	*Myotis septentrionalis*	S3	END	END	Older (late successional or primary forests) with large interior habitat and snags that are in the mid-stage of decay. They prefer intact interior habitat and are sensitive to edge habitats (Menzel et al., 2002; Broders et al., 2006). Critical habitat has not yet been defined. Provincially, this hibernacula have a buffer of 200m. Buffers for maternity sites have not been established.	No hibernacula habitat was present. No suitable older, larger forests were present; as such, there was a lack of suitable maternity habitat for this species. Tree 10 cm or larger in diameter could provide day-roosting habitat during movements.	
Eastern Small-footed Myotis	*Myotis leibii*	S2S3	END		Roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under	No rocky habitat was present for hibernacula (any species) or for	

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat / Guidelines	Evaluation	Brought Forward (Yes/No)
					bridges, or in caves, mines, or hollow trees. The recovery strategy for the eastern small-footed myotis indicates that the preferred maternity habitat of this species consists of open rock habitats. In the winter, these bats hibernate, most often in caves and abandoned mines (Humphrey, 2017). Provincially, this hibernacula have a buffer of 200m. Buffers for maternity sites have not been established.	Eastern Small-footed Myotis maternity habitat. Tree 10 cm or larger in diameter could provide day-roosting habitat during movements.	
Tri-colored Bat	*Perimyotis subflavus*	S3?	END	END	Females establish summer maternity colonies, often in buildings or large-diameter trees. Foraging occurs over water, along waterways, and forest edges. Overwinter in cold and humid hibernacula (caves/mines). (COSEWIC, 2013).	Potential for day-roosts and maternity habitat within the cavity tree over 10 cm in diameter is brought forward.	
Silver-haired Bat	*Lasionycteris noctivagans*	S4	END (*as of 2025*)	No Status	Females establish summer maternity colonies in large diameter trees (COSEWIC 2023). They also use buildings as roosting sites. Critical habitat has not yet been defined. Provincially, hibernacula have a buffer of 200m. Buffers for maternity sites have not been established.	Potential for day-roosts and maternity habitat within the cavity tree over 10 cm in diameter is brought forward.	Yes
Eastern Red Bat	*Lasiurus borealis*	S4	END (*as of 2025)*	No Status	Day roosts can be in a variety of deciduous and coniferous forest types, usually in trees but occasionally shrubs. Trees used as maternity roosts by both species tend to be large diameter and tall (COSEWIC 2023). Both migrate south to hibernate in the southern United States (COSEWIC 2023).	Potential maternity habitat within any treed area.	
Hoary Bat	*Lasiurus cinereus*	*S4*	*END (as of 2025)*	No Status			
VASCULAR PLANTS							

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat / Guidelines	Evaluation	Brought Forward (Yes/No)
Butternut	*Juglans cinerea*	S2?	END	END	Variety of sites. Butternut grows best on well-drained fertile soils in shallow valleys and on gradual slopes (COSEWIC, 2003). Provincially, this species' habitat is described as up to 50 m from the stem (depending on the size and classification of the individual).	Butternut surveys were conducted in 2022 and 2025, and none were found. This species is considered absent. Note that this survey is valid for a 2-year period.	No
Black Ash	*Fraxinus nigra*	S4	END	No Status	Swamps, bogs, and riparian areas, occasionally poorly drained upland areas (COSEWIC, 2018). Provincially, this species' habitat is described to include 30 m from the stem.	Black ash survey and assessment were conducted on July 17, 2025, and none were found. This species is considered absent.	No

Table Updated: January 2025

SRANK DEFINITIONS

S1 Critically Imperiled, Critically imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.

S2 Imperiled, Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.

S3 Vulnerable, Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure, Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S#S# Range Rank, A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

? Inexact Numeric Rank—Denotes inexact numeric rank

S#B Breeding

SARO STATUS DEFINITIONS

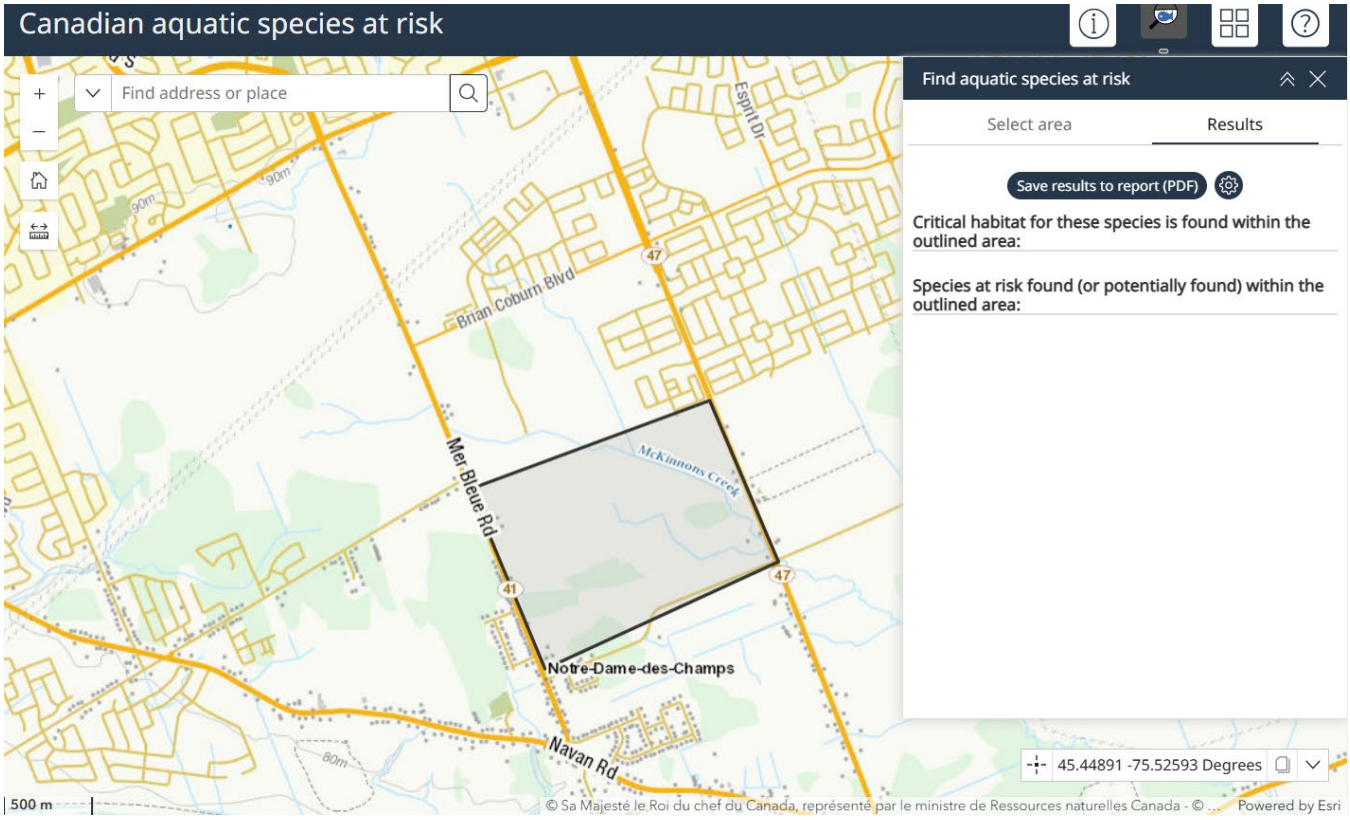
END Endangered: A species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's ESA.

THR Threatened: A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.

SC Special Concern: A species with characteristics that make it sensitive to human activities or natural events.

SARA STATUS DEFINITIONS

END Endangered, a wildlife species facing imminent extirpation or extinction.
THR Threatened, a wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.
SC Special Concern, a wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.



DFO's Canadian Aquatic Species at Risk (CASAR) mapping did not identify any federally listed endangered, threatened or special concern species in this area (accessed on November 25, 2025).

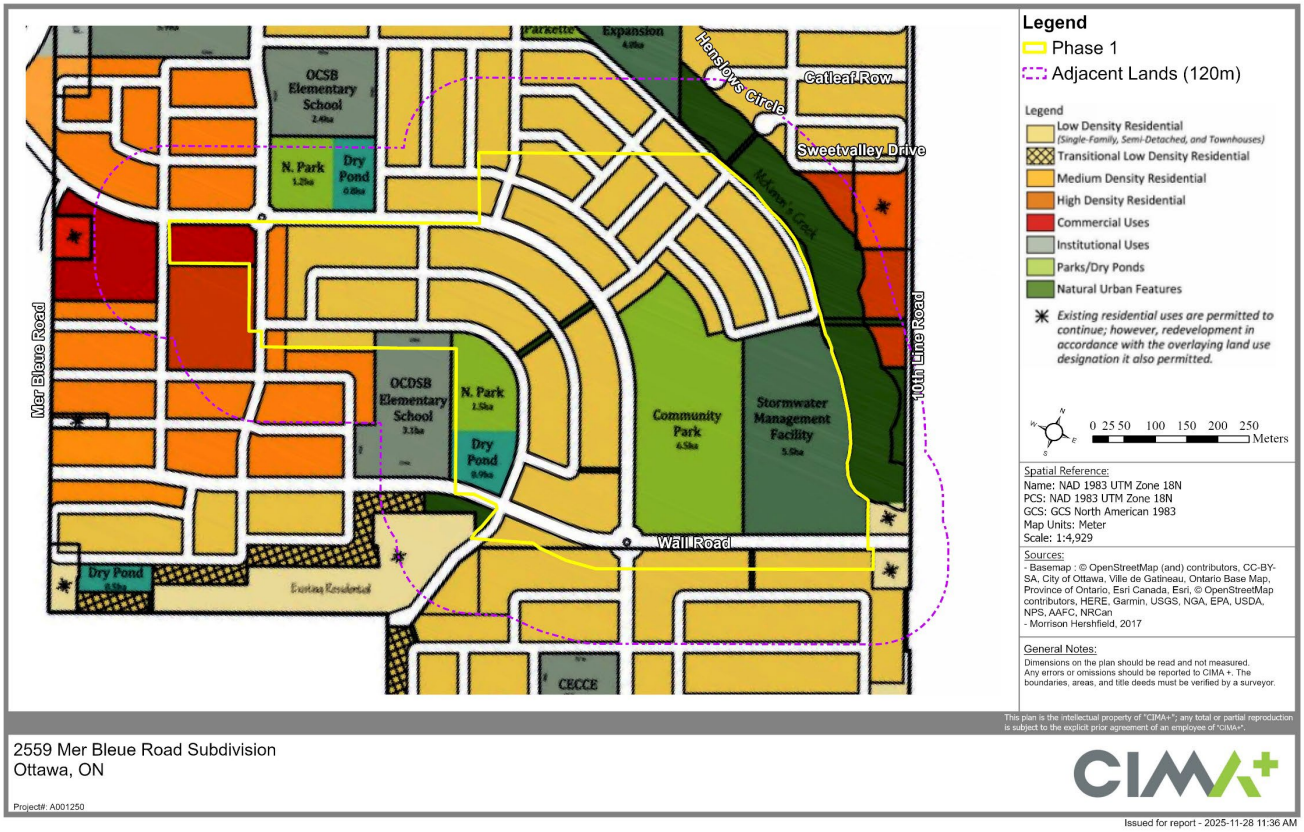


Figure 7: Mer Bleue Urban Expansion Area Community Design Plan – Demonstration Plan

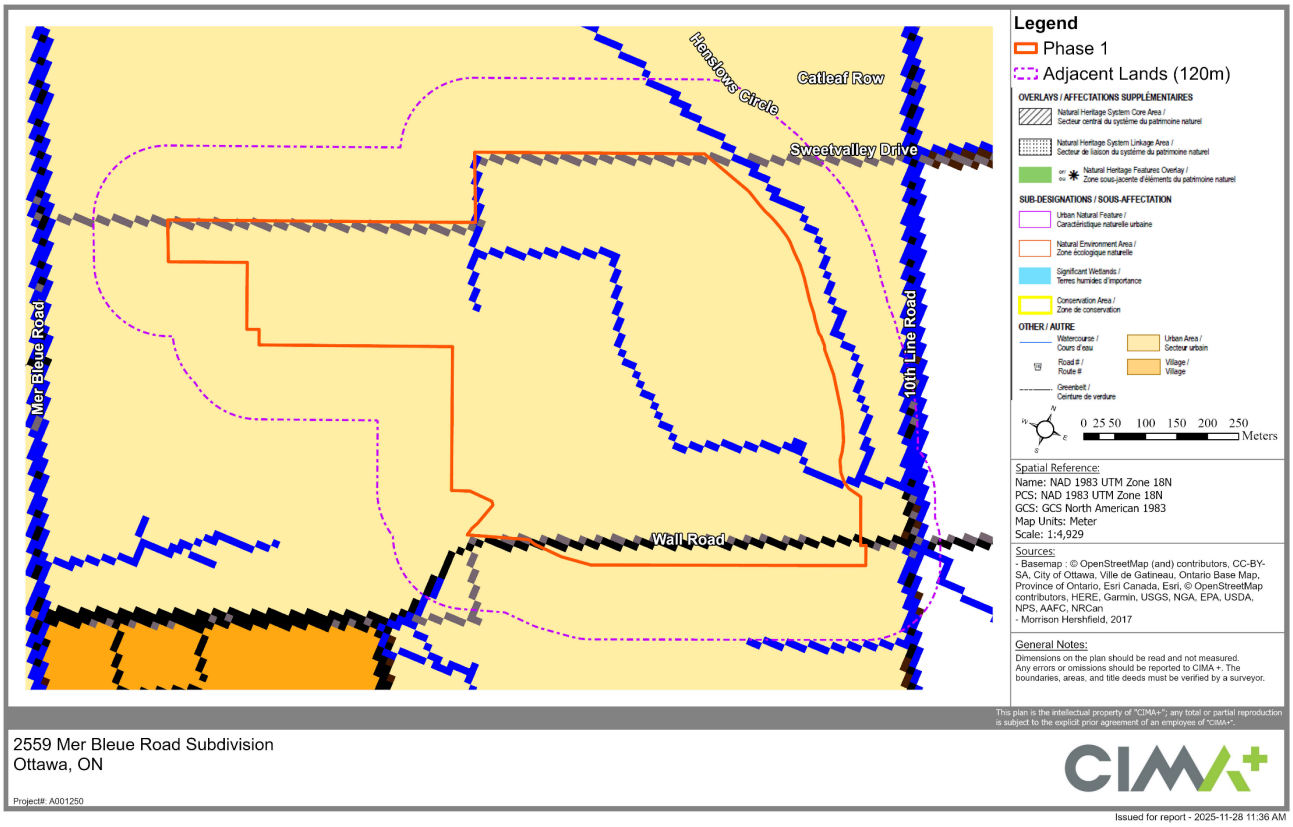


Figure 8: Official Plan Schedule C11C

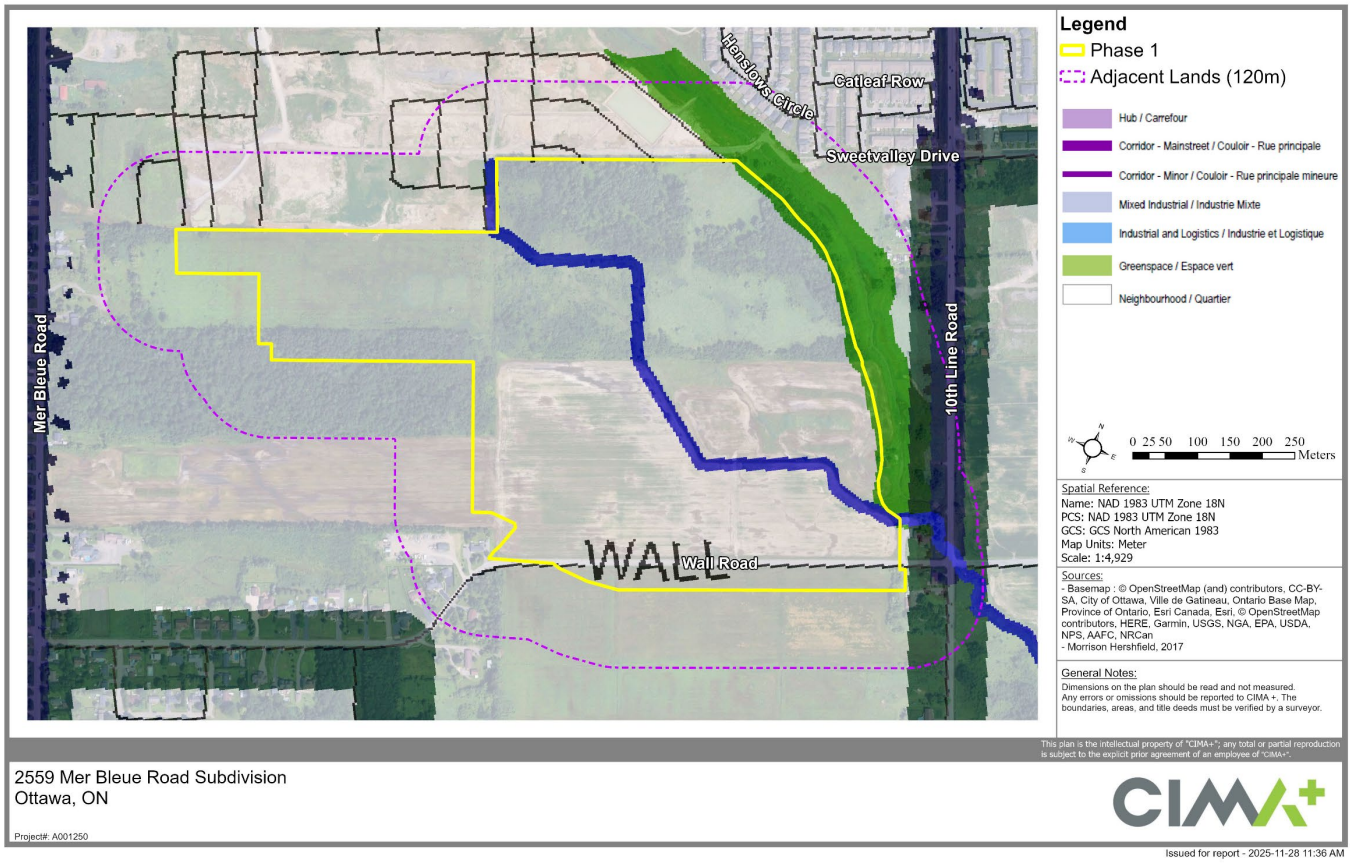


Figure 9: Official Plan Schedule B

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Appendix B
Significant Wildlife Habitat Assessment

Significant Wildlife Habitat	Criteria to Qualify as Candidate SWH (OMNRF Ecoregion 6, 2015)		Assessment of Candidacy		Result
	ELC Codes	Additional Criteria Summary	In Site	In Adjacent Lands	
Seasonal Concentration Areas of Animals					
Waterfowl stopover and staging areas (terrestrial)	Certain cultural meadow or thicket Plus, evidence of annual spring flooding	Fields flooded from mid-March to May	No evidence of annual spring flooding on site.		Not Candidate; Not discussed further
Waterfowl stopover and staging areas (aquatic)	Specific aquatic habitat types (marsh, swamps)	Ponds, marshes, lakes, bays, coastal inlets, and watercourses used for migration. Stormwater and sewage management facilities are not included.	No open waterbodies.		Not Candidate; Not discussed further
Shorebird migratory stopover area	Beach/Bar Sand Dunes Meadow marsh	Shorelines used in May to mid-June and early July to October. Stormwater and sewage management facilities are not included.	No shallow shorelines, beaches, bars, dunes, or meadow marshes.		Not Candidate; Not discussed further
Raptor wintering area	Requires combination of forest (deciduous, mixed, or coniferous) and upland (cultural meadow, cultural thickets, cultural savannahs or cultural woodlands)	Combination of habitats must >20 ha and the field portion must be wind swept with little accumulation of snow. Where site is for eagles, open water and large trees and snags must be available.	No sufficiently large, wooded and field areas present.		Not Candidate; Not discussed further
Bat hibernacula	Crevices and caves	Active mines are not to be included. Buildings are not included.	No crevices or caves present.		Not Candidate; Not discussed further
Bat maternity colonies	Deciduous, or mixed forests Deciduous or mixed Swamps (>5m tall)	>10/ha large diameter (>25 cm diameter at breast height) Snag trees in the decay classes 1-3 are preferred.	Cavity survey was conducted, and insufficient density of large cavity trees were identified for candidate habitat.		Not Candidate; Not discussed further
Turtle wintering areas	Swamps, marshes, open water, shallow water, open fen, or open bog	Water that is deep enough not to freeze solid with soft bottoms. Must be permanent waterbody (or wetlands with adequate dissolved oxygen)	The depths recorded on site were insufficient for turtle overwintering.		Not Candidate; Not discussed further

Significant Wildlife Habitat	Criteria to Qualify as Candidate SWH (OMNRF Ecoregion 6, 2015)		Assessment of Candidacy		Result
	ELC Codes	Additional Criteria Summary	In Site	In Adjacent Lands	
Reptile hibernaculum	Any habitat except wetland Talus, rock barren, cave and alvar	For snakes – needs to be below frost lines.	Large number of site investigations over the CDP and EIS phases did not find any snakes		Not discussed further
Colonially – Nesting bird breeding habitat (Bank and Cliff)	Exposed sandy slopes of banks or piles. Cliff faces or structures (bridges, silos, etc.)	Does not include licensed aggregate areas. Does not include man-made structures or recently (within 2 years) disturbed soil	No cliff faces or exposed sandy slopes present.		Not Candidate; Not discussed further
Colonially – Nesting bird breeding habitat (Trees/Shrubs)	Swamps – deciduous or mixed (trees >5m) Treed fen	Typically requires tall trees as nests are usually 11-15m from ground but shrubs and emergent vegetation could be used.	Swamps present, no nesting colonies observed during site investigations.		Not Candidate; Not discussed further
Colonially – Nesting bird breeding habitat (Ground)	Any rocky island or peninsula on lake or large river. For Brewer's Blackbird – near watercourses in open fields, pastures		No rocky islands, or peninsulas were present.		Not Candidate; Not discussed further
Migratory butterfly stopover area	Not applicable to the City of Ottawa – must be within 5 km of Lake Ontario				
Landbird migratory stopover area					
Deer yarding areas	Mixed or coniferous forests or swamps (>5m tall trees) Can include plantations, cultural thickets, or dry-fresh poplar-white birch deciduous forest	These are mapped by OMNRF	No deer yards are present on or within 120m of Site. Nearest is ~4km to the east.		Not Candidate; Not discussed further

Significant Wildlife Habitat	Criteria to Qualify as Candidate SWH (OMNRF Ecoregion 6, 2015)		Assessment of Candidacy		Result
	ELC Codes	Additional Criteria Summary	In Site	In Adjacent Lands	
Deer winter congregation area	All forest and wetland habitats and small conifer plantations	These are mapped by OMNRF (typically, >100ha in size)			Not Candidate; Not discussed further
Rare Vegetation Communities or Specialized Habitat for Wildlife					
Cliffs and talus slopes	Near vertical face that is >3m in height (cliff or talus)	Typically, in Niagara Escarpment	Cliffs and talus slope habitat were not present.		Not Candidate; Not discussed further
Sand barren	Sand barrens various types but tree cover is always ≤ 60%	Must be >0.5ha	Sand barrens were not present.		Not Candidate; Not discussed further
Alvar	Alvar, Coniferous Forest, cultural meadow, cultural savannah, cultural thickets, and cultural woodlands	Must have at least 4 indicator species with substantial cover (must not have large amounts of exotic or introduced species) Must be >0.5ha	Alvar habitat is typically flat and mostly unfractured calcareous bedrock. Not present.		Not Candidate; Not discussed further
Old growth forest	Any forest or treed (>5 m) swamp	Must be at least 30 ha with at least 10 ha of interior habitat (edge considered 100 m) Have specific characteristics (snags, mosaic of gaps, multi-layered canopy)	Woodland (10.6 ha) did not meet the size requirements for old growth.		Not Candidate; Not discussed further
Savannah	Tallgrass prairie savannah and cultural savannah	Must have indicator species	No savannah was present.		Not Candidate; Not discussed further
Tallgrass prairie	Tallgrass prairie (open prairie - <25% tree cover)	No minimum size	No tallgrass prairie was present.		Not Candidate; Not discussed further

Significant Wildlife Habitat	Criteria to Qualify as Candidate SWH (OMNRF Ecoregion 6, 2015)		Assessment of Candidacy		Result
	ELC Codes	Additional Criteria Summary	In Site	In Adjacent Lands	
Other rare vegetation communities	Provincially rare S1-S3 communities as described in Appendix M of the SWHTG		None of the communities listed for the region in Appendix M were present.		Not Candidate; Not discussed further
Specialized Habitat for Wildlife					
Waterfowl nesting area	Shallow marsh, meadow marsh, thicket swamp or deciduous (treed >5 m tall) swamps	Wetland must be 0.5 ha or consist of up to 3 smaller wetlands within 120 m of each other if known nesting is occurring.	No suitable nesting habitat for waterfowl found.		Not Candidate; Not discussed further
Bald Eagle and Osprey nesting, foraging, and perching habitat	Any forest or swamp (trees >5m) type of habitat that is immediately next to rivers, lakes, ponds, or wetlands	Nests on man-made structures are not included.	No suitable open water near site.		Not Candidate; Not discussed further
Woodland raptor nesting habitat	Any forest habitat or treed swamp (>5m tall) or coniferous plantation	Stand must be > 30 ha with >10 ha of interior habitat (edge is 200 m)	Minimum habitat requirements not present.		Not Candidate; Not discussed further
Turtle nesting areas	Shallow marsh, shallow water, open bog	Close to water but away from roads. It must provide sand and gravel that turtles can dig through and be in open sunny areas. Areas on the sides of municipal or provincial roads are not included.	No exposed sandy substrates or gravel present away from roadways.		Not Candidate; Not discussed further.
Seeps and springs	Any forested community could have a seep/spring	Forest area with <25% meadow/pasture in the headwaters of a stream.	Candidate habitat criteria not met, and none found during site investigations.		Not Candidate; Not discussed further
Amphibian breeding habitat (woodland)	Any forest or treed swamp (>5m tall trees)	Wetland, pond, or vernal pool must be > 500 m^2 Those with water until mid-July (during most years) are better candidates	Two pools over 500 m^2 present within adjacent lands.		Candidate habitat present but insufficient amphibian calling observed during 2025 surveys. No salamander egg masses found. Note this matched findings from work completed during CDP phase. Not discussed further.
Amphibian breeding habitat (wetlands)	Swamps, marsh, fen, bog, open water, or shallow water	Unless it is a larger wetland, must be >120 m from woodlands.	No wetlands over >500m^2 present on Site.		Not Candidate; Not discussed further

Significant Wildlife Habitat	Criteria to Qualify as Candidate SWH (OMNRF Ecoregion 6, 2015)		Assessment of Candidacy		Result
	ELC Codes	Additional Criteria Summary	In Site	In Adjacent Lands	
		Must be > 500 m^2			
Woodland area-sensitive bird breeding habitat	Any forest or treed swamp (>5 m tall)	Interior habitat (200 m edge used) in mature (>60 years) large (>30 ha) stand	Candidate habitat size criteria not met.		Not Candidate; Not discussed further
Habitat for Species of Conservation Concern (not including Endangered or Threatened Species)					
Marsh bird breeding habitat	Meadow marsh, shallow water, fen, or open bog		None present.		Not Candidate; Not discussed further
Open country bird breeding habitat	Cultural meadows	Must be large grasslands (>30 ha) Agricultural class 1 and 2 are not included Agricultural lands planted in row crop or intensive hay, or pastures (within past 5 years) not included.	Candidate habitat criteria not met. Agricultural fields are active.		Not Candidate; Not discussed further
Shrub/early successional bird breeding habitat	Cultural thickets or woodlands	Must be > 10 ha Agricultural class 1 and 2 are not included Agricultural lands planted in row crop or intensive hay, or pastures (within past 5 years) not included	Candidate habitat present on the eastern side of the Phase 1 lands.		Candidate habitat present, but only 1 indicator species present. Not discussed further
Terrestrial crayfish	Only present in southern Ontario.				
Special concern and rare wildlife species	All special concern or species ranked as S1-S3, SH (plants or animals)	Habitat depends on the species. Of those listed in SWHCS there is a potential for Snapping Turtle.	No evidence of SC species habitat present within the Phase 1 Lands.		Candidate Habitat Present, but none observed during the site investigations.
Animal Movement Corridors					

Significant Wildlife Habitat	Criteria to Qualify as Candidate SWH (OMNRF Ecoregion 6, 2015)		Assessment of Candidacy		Result
	ELC Codes	Additional Criteria Summary	In Site	In Adjacent Lands	
Amphibian movement corridor	Any habitat but amphibian breeding wetland habitat must be identified. Corridors should have at least 15 m of vegetation on both sides of waterway.		No wetland breeding habitat on-Site. Tributary 1 lacks the required 15 m of riparian.		Not Candidate ; Not discussed further
Deer movement corridor	All forests but project must be in Stratum II Deer Wintering Area and Deer Wintering Habitat must be confirmed.		No Stratum II deer wintering area identified on Site.		Not Candidate ; Not discussed further

C

Appendix C
DFO Permit

Fisheries and Oceans Canada
Pêches et Océans Canada

Central & Arctic Region
Fisheries Protection Program
867 Lakeshore Road,
Burlington, ON
L7S 1A1

Région centrale et de l'Arctique
Programme de protection des pêches
867 chemin Lakeshore
Burlington, ON
L7S 1A1

Your file *Votre référence*

April 20, 2016

Our file *Notre référence*
16-HCAA-00053

Claridge Homes (Mer Bleue) LP
Attention: Jim Burghout
210 Gladstone Avenue, Suite 2001
Ottawa, ON
K2P 0Y6

Dear Mr. Burghout:

Subject: Implementation of mitigation measures to avoid and mitigate impacts to fish and fish habitat and aquatic species at risk – Mer Bleue Expansion Area, Infilling of McKinnon's Creek Tributaries, Ottawa, Ontario.

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada received your proposal on January 22, 2016.

Your proposal has been reviewed to determine whether it is likely to result in serious harm to fish which is prohibited under subsection 35(1) of the *Fisheries Act*.

Your proposal has also been reviewed to determine whether it will adversely impact listed aquatic species at risk and contravene sections 32, 33 or 58 of the *Species at Risk Act* (SARA).

Our review considered the following:

- Request for Review package, submitted by Michelle Lavictoire (Bowfin Environmental Consulting), via electronic mail January 22, 2016.
- Fisheries and Oceans Species at Risk Maps.
- Ministry of Natural Resources and Forestry – Land Information Ontario mapping.

We understand that you propose to:

- Infill McKinnon's Creek tributaries for future subdivision development in the area identified as Mer Bleue Expansion Area Community Design Plan – East Urban Estates.

Since there are no SARA species or their habitats identified in the project area, no additional approvals under SARA will be required for your proposed activities.

To avoid the potential for serious harm to fish that is prohibited under the *Fisheries Act*, the mitigation measures set out in your project plans are to be followed.

Provided that you implement the required mitigation measures for your project, and follow the guidance available on the DFO website at http://www.dfo-mpo.gc.ca/pnw-ppe/measures/index-eng.html, the Program is of the view that your proposal should not result in serious harm to fish or contravene sections 32, 33 or 58 of the *Species at Risk Act*. No formal approval is required from the Program under the *Fisheries Act* or the *Species at Risk Act* in order to proceed with your proposal.

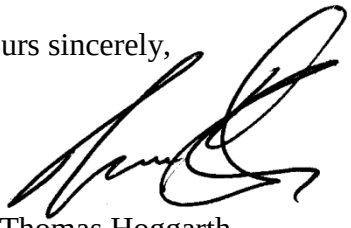
It remains your responsibility to ensure you avoid causing serious harm to fish in compliance with the *Fisheries Act*, and that you meet the requirements under the *Species at Risk Act* as it may apply to your project. If your plans have changed or if the description of your proposal is incomplete, or changes in the future, you should consult our website (http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html) or consult with a qualified environmental consultant to determine if further review is required by the Program.

Please be advised that it is also your *Duty to Notify* DFO if you have caused, or are about to cause, serious harm to fish that are part of or support a commercial, recreational or Aboriginal fishery. Such notifications should be directed to http://www.dfo-mpo.gc.ca/pnw-ppe/violation-infraction/index-eng.html.

A copy of this letter should be kept on site while the work is in progress. It remains your responsibility to meet all other federal, territorial, provincial and municipal requirements that apply to your project.

If you have any questions, please contact Caroline Boros at 905-336-4558 or by email at Caroline.Boros@dfo-mpo.gc.ca. Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,



C. Thomas Hoggarth
Regional Manager, Regulatory Reviews
Fisheries Protection Program

Cc: Michelle Lavictoire, Bowfin Environmental Consulting
Caroline Boros, DFO - Burlington