



# Technical Memo

**TO:** Christa Jones, Lioness Developments Inc.  
**FROM:** Whitney Moore, Dillon Consulting Limited  
**CC:** Connor Edington, Dillon Consulting Limited  
**DATE:** February 11, 2020  
**SUBJECT:** Huntmar Lands 2016 Environmental Impact Statement  
**OUR FILE:** 20-2151

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In 2014 Dillon Consulting Limited (Dillon) was retained by Lioness Developments Inc. to complete an Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) in support of an application for Draft Plan of Subdivision for the proposed Huntmar Lands Development located at 130 Huntmar Drive, Kanata, in the City of Ottawa (the "Study Area") (Figure 1, **Attachment A**). The consolidated EIS and TCR was subsequently completed in February 2016.

Since that time the project has progressed through the planning process and the City has recently requested confirmation that the results reported in the 2016 EIS are still reflective of the existing conditions in the Study Area. To address this, we have prepared this memo to confirm whether there have been changes related to the landscape and natural heritage features since 2016.

## Approach

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A desktop review of mapping and aerial imagery for the Study Area was conducted to identify if any land use changes had occurred since the 2016 EIS and TCR. A review of current Species at Risk (SAR) databases was also undertaken to confirm that there have been no updates to species listings that may affect the proposed development. Desktop review included the following sources:

- Aerial and roadside photography and satellite imagery (GoogleEarth, GoogleMaps Street View);
- ESRI World Imagery Online Mapping (Earthstar Geographics TerraColor);
- City of Ottawa Online Mapping Application (geoOttawa);
- Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO); and,
- Ministry of Environment, Conservation and Parks (MECP) SAR in Ontario List (O. Reg 230/08).

To support the background review, a confirmatory site visit was completed on January 28, 2020 to document existing conditions related to the natural environment within the Study Area. The confirmatory site visit consisted of a foot survey to conduct a rapid tree survey and assessment (to the extent possible given the seasonal restrictions), confirmatory Ecological Land Classification and documentation of land use and incidental wildlife observations.

Results of our review are outlined below.

## Results of Background Review

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The Study Area is located in the community of Kanata West, at 130 Huntmar Drive, south of the Canadian Tire Centre. The Study Area is bounded by Huntmar Drive to the southwest and Maple Grove Road to the southeast. A review of aerial imagery of the Study Area indicates the property landscape has not undergone notable changes or succession since the original EIS in 2016. Figure 2 of **Attachment B** illustrates that the Study Area has remained agricultural (annual row crops) with deciduous fencerow existing along the perimeter.

## Results of Site Investigation

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The site investigation found the Study Area to be dominated by annual row crop (corn) with intermittent deciduous fencerows around the property boundary dominated by Manitoba Maple (*Acer negundo*) with understory and ground layers composed of botanicals common to disturbed environments such as Common Buckthorn (*Rhamnus cathartica*), Wild Parsnip (*Pastinaca sativa*), Reed Canary Grass (*Phalaris arundinacea*), Wild Carrot (*Daucus carota*), Purple Loosestrife (*Lythrum salicaria*) and Goldenrod species (*Solidago sp.*) many of which are designated as a noxious and/or invasive in Ontario.

As part of the rapid tree survey and assessment, it was noted that two of the three Distinctive Trees originally identified in the 2016 EIS are currently in poor condition and as a result, should be reclassified as hazard trees due to trunk failure, observation of internal rot as well as major scaffold failure and tertiary die-back (Figure 3, **Attachment A**). Only the eastern-most Distinctive Tree was assessed as being in good condition.

Representative photos of the vegetation communities and the general landscape observed within the Study Area are shown in **Attachment B**, Site Photos. No incidental wildlife observations were made.

## Conclusion and Recommendations

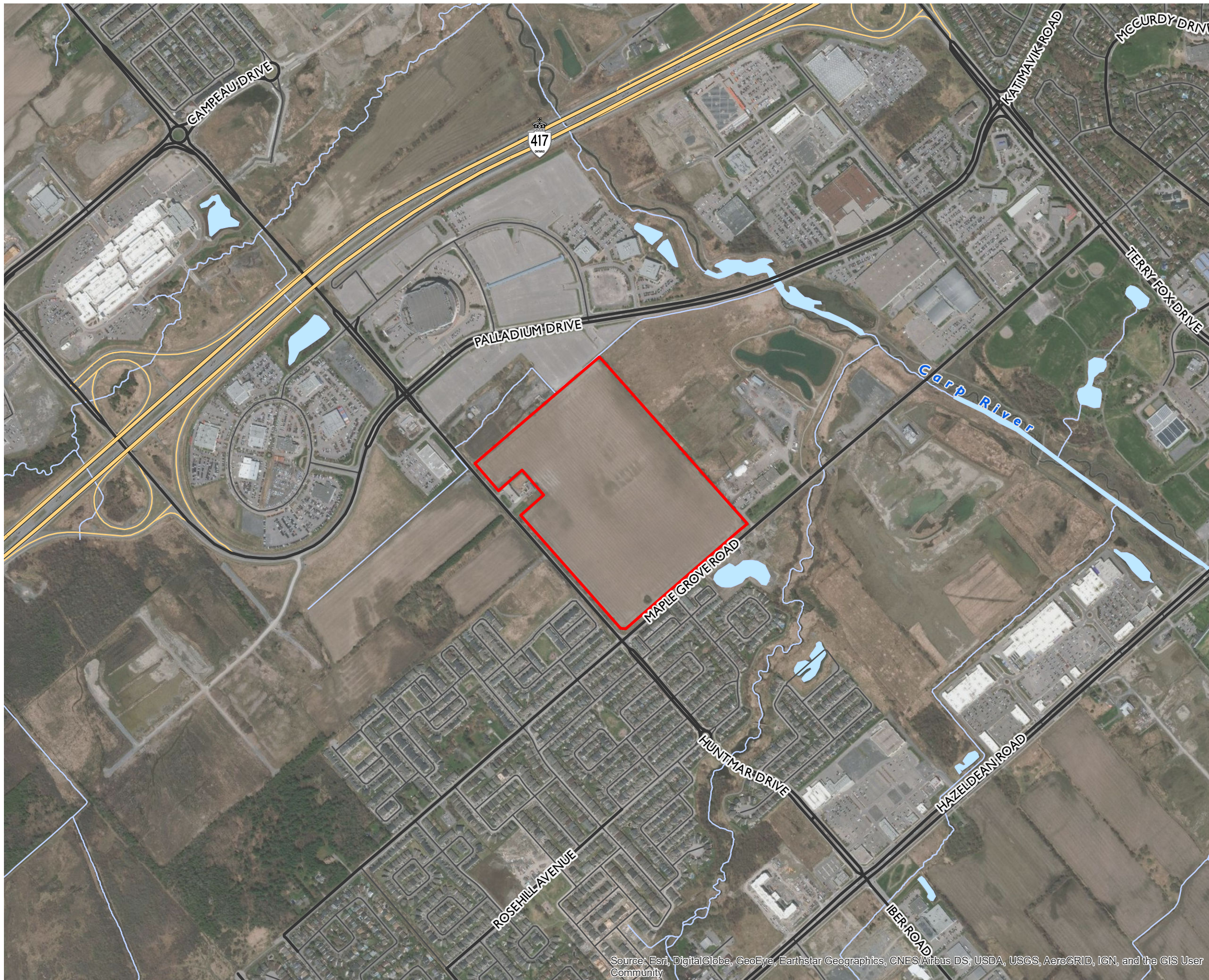
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Based on desktop review and a confirmatory field visit, the Study Area has not undergone any notable landscape changes since the original Huntmar Lands Development EIS was completed in 2016. As noted above, Wild Parsnip was observed within the fencerow communities and as a result, caution should be exercised when removing vegetation as contact with the leaves and sap can cause severe skin irritation. In addition, a decline in the health and condition of two Distinctive Trees originally documented in 2016 was noted.

As a result, the impact assessment and proposed mitigation measures outlined in the 2016 EIS and TCR report remain valid, and impacts to the natural environment are not anticipated as a result of the proposed Huntmar Lands Development, provided that the mitigation measures recommended in the 2016 EIS are implemented.

# Attachment A

## *Figures*



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**LIONESS DEVELOPMENT INC.**  
HUNTMAR EIS AND TCR ADDENDUM

**PROJECT LOCATION**  
FIGURE I

- Project Location
- Freeway
- Ramp
- Major Road
- Minor Road
- Watercourse
- Waterbody



SCALE 1:10,000  
0 25 50 100 m

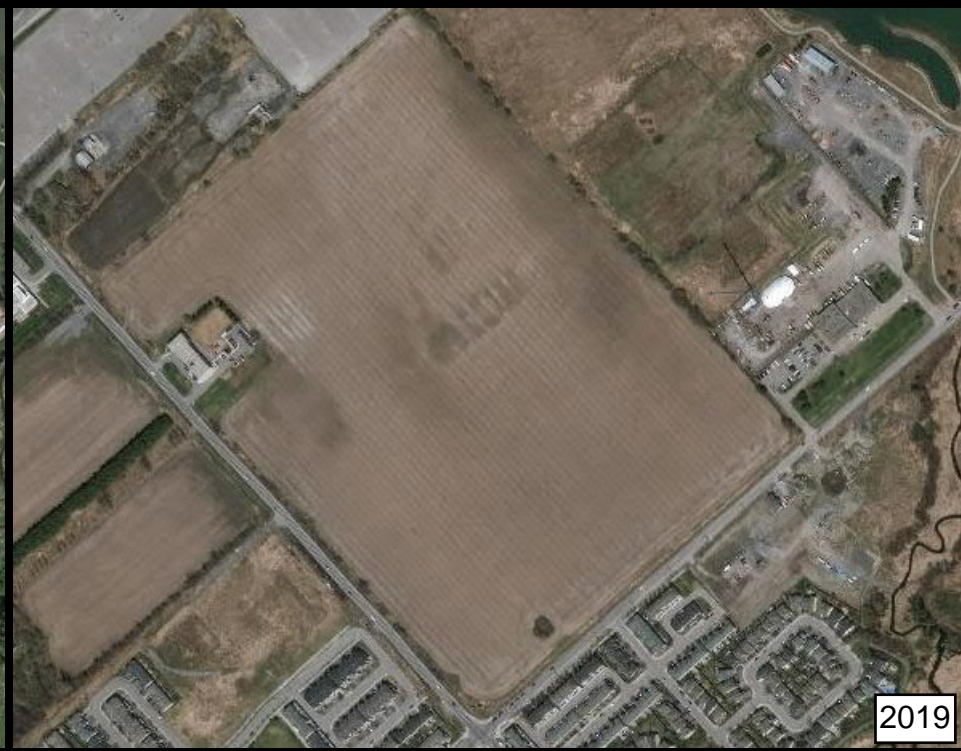
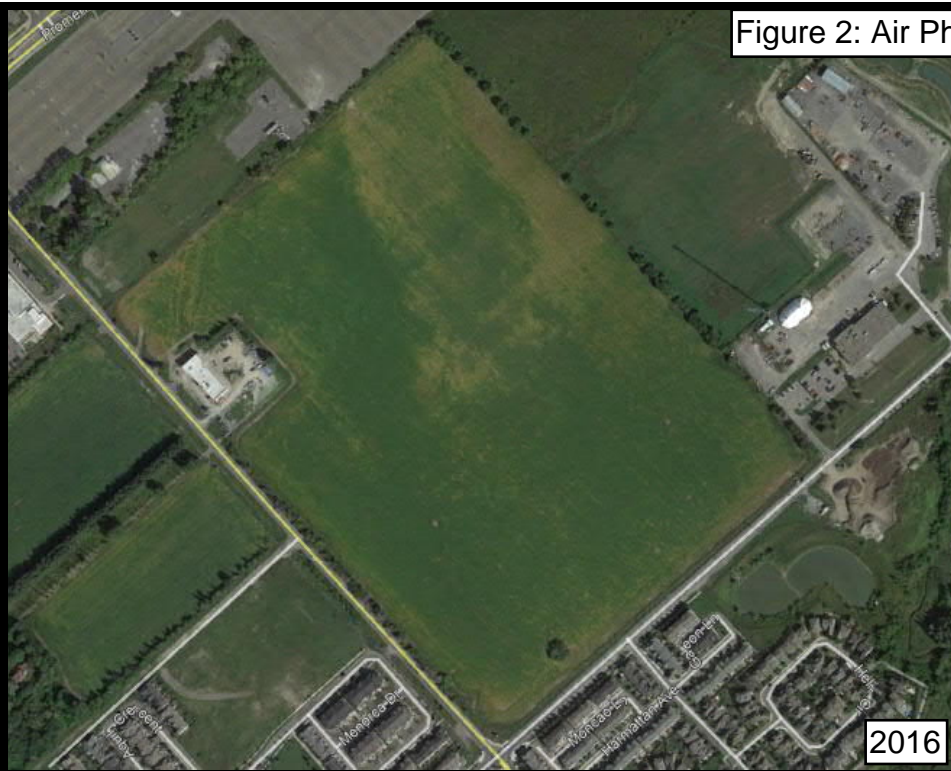


MAP DRAWING INFORMATION:  
DATA PROVIDED BY MNRF  
  
MAP CREATED BY: LK  
MAP CHECKED BY: CE  
MAP PROJECTION: NAD 1983 UTM Zone 18N



PROJECT: 20-2151  
STATUS: DRAFT  
DATE: 2020-02-05

Figure 2: Air Photos 2016-2019












Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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**TREE INVENTORY**  
FIGURE 2

-  Project Location
-  Major Road
-  Minor Road
-  Watercourse
-  Waterbody
-  Distinctive Tree
-  Hazard Tree

SCALE 1:3,000  
0 25 50 100 m



MAP DRAWING INFORMATION:  
DATA PROVIDED BY MNR



MAP CREATED BY: LK  
MAP CHECKED BY: WM  
MAP PROJECTION: NAD 1983 UTM Zone 18N



PROJECT: 20-2151  
STATUS: DRAFT  
DATE: 2020-02-10

# Attachment B

## *Site Photos*

Photo Comments	Photo
<p data-bbox="207 254 397 317"><b>Photo #1</b> January 28, 2020</p> <p data-bbox="207 352 284 380"><b>Notes:</b></p> <p data-bbox="207 415 397 443">Annual Row Crop</p> <p data-bbox="207 478 506 575">Facing north from northern shoulder of Maple Grove Road at corn field.</p>	
<p data-bbox="207 896 397 959"><b>Photo #2</b> January 28, 2020</p> <p data-bbox="207 995 284 1022"><b>Notes:</b></p> <p data-bbox="207 1058 316 1085">Fencerow</p> <p data-bbox="207 1121 500 1218">Facing southeast at Manitoba Maple fencerow from cornfield.</p>	



**Photo #3**  
**January 28, 2020**

**Notes:**

Fencerow – 2016  
Northernmost Distinctive  
Tree

Facing northwest at the  
2016 documented  
northernmost Distinctive  
Tree. Complete trunk  
failure. Should be re-  
classified as a hazard tree.



**Photo #4**  
**January 28, 2020**

**Notes:**

Cornfield

Facing southeast at  
cornfield from shoulder of  
Huntmar Drive.



**Photo #5**  
**January 28, 2020**

**Notes:**

2016 Southernmost  
Distinctive Tree

Facing northeast at the  
2016 documented  
southernmost Distinctive  
Tree within a grouping of  
Manitoba Maple trees.  
Major scaffold failure and  
trunk failure observed.



**Photo #6**  
**January 28, 2020**

**Notes:**

2016 Southernmost  
Distinctive Tree

Facing northeast at the  
2016 documented  
southernmost Distinctive  
Tree within a grouping of  
Manitoba Maple trees from  
the northern shoulder of  
Maple Grove Road.

