Minto Communities
200-180 Kent Street
Ottawa, ON, K1P 0B6

May 1st, 2020

Attn: Beth Henderson, Senior Land Development Manager – Minto Communities

RE: Minto Communities and 2559688 Ontario Inc. Kanata North Development (936 March Road)
Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1

1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Minto Communities (Minto) to prepare the *Combined Environmental Impact Statement and Tree Conservation Report (Revised) – Minto Communities and 2559688 Ontario Inc. Kanata North Development (936 March Road)* (dated July 2019) (MES 2019). MES (2019) was prepared to support the proposed development of the Southeast Quadrant of the Kanata North Urban Expansion Area (KNUEA), which includes the property at 936 March Road, Ottawa, Ontario (the Study Area) (Figure 1). As described in MES (2019), the current Study Area is the Southeast Quadrant of the KNUEA, which was previously owned by 2559688 Ontario Inc. Since approval of the KNUEA, the Southeast Quadrant has been severed into several parts. A parcel has been created surrounding the existing farmhouse at 936 March Road and the adjacent agricultural buildings. The parcel surrounding the farmhouse has been retained by the current owners and is not part of the current development proposal. The lands which occur between March Road and the west side of the north-south aligned portion of the 40 m wide North Tributary corridor (blocks identified for future commercial development), continue to be owned by 2559688 Ontario Inc. (the Commercial Blocks). The lands located east of the north-south aligned 40 m wide North Tributary watercourse corridor, a parcel west of the 40 m wide corridor that will accommodate Street #1, and the 40 m wide corridor itself, have been severed and acquired by Minto Communities (the Minto Site). The impact assessment, mitigation, and recommendations included in MES (2019) addressed both the Commercial Blocks and the Minto Site. The Study Area and the proposed development are described in further detail in MES (2019).

Since completion of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR), additional design details have been developed. The additional design details, which are described below, have been developed in response to comments received from the City of Ottawa and the Mississippi Valley Conservation Authority (MVCA). As noted below, design elements have also been refined through the Ontario Endangered Species Act (ESA) review process, in consultation with the Ministry of Environment, Conservation, and Parks (MECP). The purpose of this letter is to provide an update to the previously completed Combined EIS and TCR (MES 2019). This letter serves as Addendum #1 to the Combined EIS and TCR. This letter report is intended to be read in conjunction with MES (2019). Refer to MES 2019 for further details regarding the proposed development, the presence of natural heritage features, potential impacts on natural heritage features, and recommended mitigation measures. For brevity, all methods, results, natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2019) are not discussed in this letter. Refer to MES (2019) for any additional information not discussed in this Addendum #1.

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613-620-2255
mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com

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May 2020

FIGURE 1: STUDY AREA OVERVIEW

Minto Communities & 2559688 Ontario Inc.

Kanata North Development (936 March Road) - Combined EIS & TCR – Addendum #1

- Study Area

Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

2.0 DRAFT PLAN OF SUBDIVISION

The updated Draft Plan of Subdivision is included below. There have been no significant changes to the development limits shown in the Draft Plan of Subdivision, compared to the earlier versions of the plan that were presented and discussed in MES (2019). Although the revised Draft Plan of Subdivision include changes to the road pattern, lot layout, and other development features, none of these changes substantially impact the limits of the retained natural areas. Notably, the limits of the minimum 40 m wide North Tributary corridor, and the retained portion of Woodlot S-23, remain unchanged. As such, the changes made to the Draft Plan of Subdivision do not substantially affect the analysis of potential natural heritage impacts, mitigation measures, and/or regulatory requirements, as presented in MES (2019). Changes associated with the Stormwater Management Pond design are discussed below.

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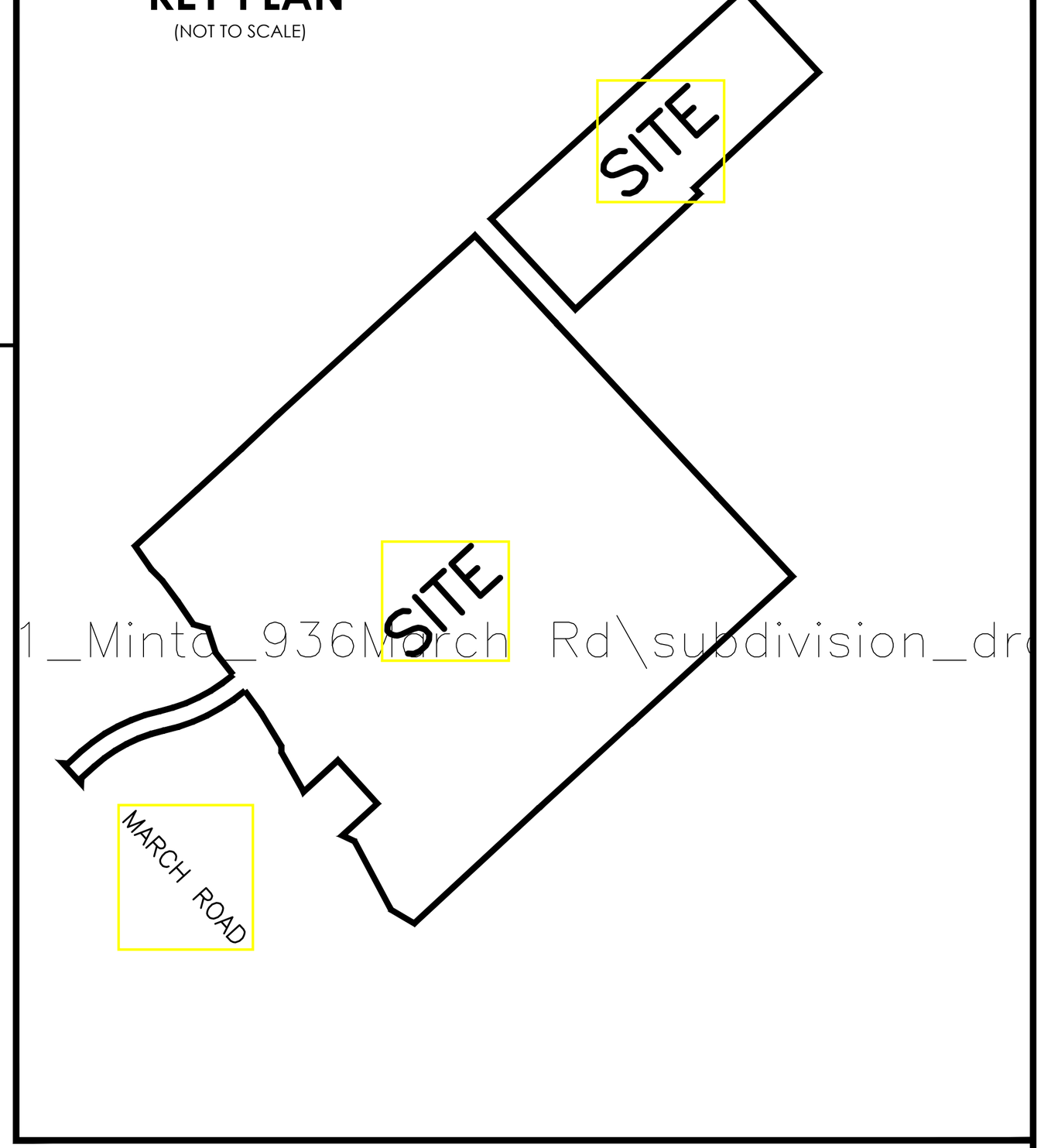
mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED ____________________20____ THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS____DAY OF_____________,20___.

DERRICK MOODIE, MANAGER
DEVELOPMENT REVIEW-WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

KEY PLAN

(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION

PART OF LOT 12
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF MARCH)
CITY OF OTTAWA

Scale 1:1250

20 0 20 40 60 80 METRES

METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992

BEARING NOTE

BEARINGS ARE DERIVED FROM PLAN 4R-31357 PREPARED BY OTHERS.

INFORMATION: REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O. 1990

a. SEE PLAN
b. SEE PLAN
c. SEE PLAN
d. SEE PROPOSED LAND USE SCHEDULE (ABOVE)
e. SEE PLAN
f. SEE PLAN
g. SEE PLAN
h. CITY WATER AVAILABLE
i. SEE SOIL REPORT
j. SEE TOPOGRAPHICAL INFORMATION
k. ALL CITY SERVICES AVAILABLE
l. NO EASEMENTS REGISTERED ON TITLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

NOTE:
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD. AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS. ALL DISTANCES ARE APPROXIMATE, TO BE VERIFIED BY FINAL REGISTERED PLAN(S).

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420 FAX. 613.722.2799
stantec.com

DRAWN: CEC	CHECKED: *	PM: FP	PROJECT No.: 161613877-131

3.0 STORMWATER MANAGEMENT POND SHAPE AND WOODLOT S-23

The Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (MES 2019) was supported by the submission of the *Woodlot S-23 Large Tree Inventory – Minto Communities and Valecraft Homes Kanata North Developments* (the Large Tree Inventory). The Large Tree Inventory was prepared in June 2019 and was submitted to the City Ottawa under separate cover (e.g. separate from the Combined EIS and TCR). The Large Tree Inventory was prepared and submitted under separate cover from the Combined EIS and TCR, due to the fact that the memo was prepared to evaluate the entirety of Woodlot S-23, including the lands owned by both Minto Communities and Valecraft Homes (e.g. addressing both developments).

The Kanata North Urban Expansion Area (KNUEA) Community Design Plan (CDP) and Environmental Management Plan (EMP) identified that a new Stormwater Management (SWM) Pond would be constructed east of the Former CN Railway Corridor in order to provide SWM servicing for both the KNUEA Northeast and Southeast Quadrants (this includes the developments proposed by Minto Communities, 2559688 Ontario Inc., and Valecraft Homes) (Novatech 2016a; Novatech 2016b). The KNUEA CDP and EMP stated that "*The eastern portion of Woodlot S-23 (referred to in the KNUEA EMP as the 'northeast forest') is the recommended location of the SWM Pond that will service the lands east of March Road. The remaining areas of Woodlot S-23 will be retained and conveyed to the City once the detailed design of the SWM Pond has been confirmed.*"

Following their review of the Minto Draft Plan of Subdivision Application, the City of Ottawa requested that further detail be provided with regards to the location of large trees within Woodlot S-23, as well as potential impacts to large trees which may result from the proposed SWM Pond. Since completion of the June 2019 version of the Large Tree Inventory, the design of the SWM Pond has been refined, and the area of tree retention has been expanded. As a result, the Large Tree Inventory was updated in April 2020 (MES 2020). The updated Large Tree Inventory has been submitted to the City of Ottawa concurrently with this Addendum #1 letter. The June 2019 version of the Large Tree Inventory previously noted that approximately 58% of the healthy large trees within Woodlot S-23 would be retained. The revised limits of the SWM Pond have resulted in an expansion of the area of tree retention. As discussed in MES (2020), the revised SWM Pond shape is such that it is anticipated that approximately 85% of the healthy large trees will be retained. The revised limits of the SWM Pond will result in the retention of approximately forty four (44) healthy large trees within the retained area of Woodlot S-23. The total size of the retained area of Woodlot S-23 is approximately 6.1 hectares, including the lands owned by both Minto Communities and Valecraft Homes. Therefore, the post-development density of healthy large trees within the retained portion of Woodlot S-23 will be

approximately 7.2 healthy large trees per hectare. Further detail is provided in the revised Large Tree Inventory (Refer to MES 2020).

4.0 ENDANGERED SPECIES ACT PERMITTING PROCESS UPDATE

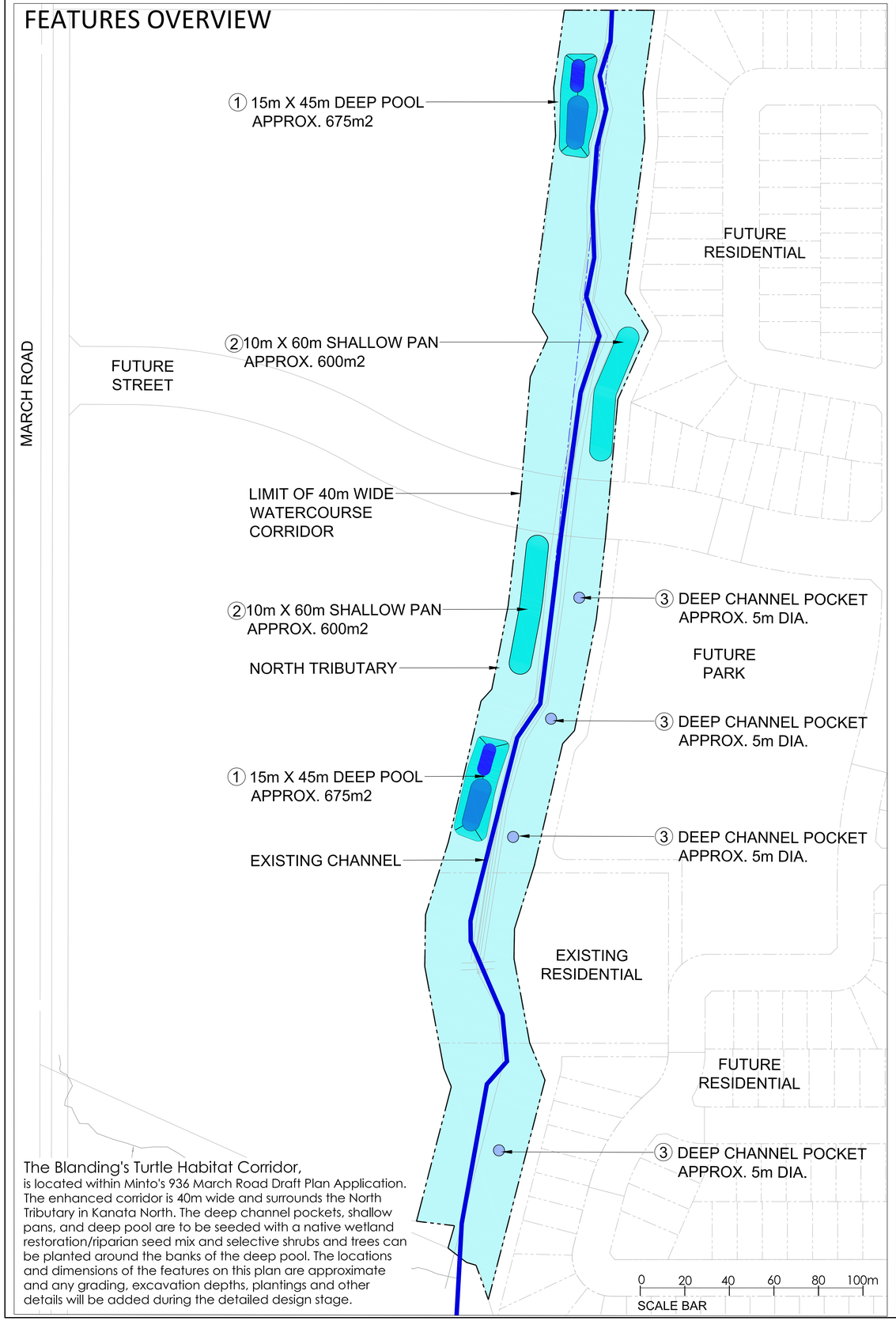
MES (2019) noted that an Overall Benefit Permit under the Ontario Endangered Species Act (ESA) would be required in order to support the development of the Study Area. The Overall Benefit Permit is required due to the presence of Blanding's Turtle (threatened) habitat, Butternut Trees (endangered), and Butternut habitat. The Overall Benefit Permit application and review process was initiated in February 2019 through submission of the Information Gathering Form (IGF). Since February 2019, the Ministry of Environment, Conservation, and Parks (MECP) have reviewed and accepted the IGF and the Alternatives Assessment Form (AAF) submissions. The CPAF form submission was submitted to the MECP in January 2020 and was under review at the time of writing. It is anticipated that the technical review phase of the Overall Benefit Permit application, which includes the IGF, AAF, and CPAF forms, will be complete in mid-2020. As discussed below, in consultation with the MECP, the design of the proposed habitat enhancement features within the 40 m wide North Tributary corridor, and the proposed Blanding's Turtle exclusion fencing, have been further refined.

5.0 NORTH TRIBUTARY CORRIDOR CONCEPT PLAN UPDATE

In order to offset the loss of Category 2 Blanding's Turtle habitat associated with the development of the Study Area, habitat enhancement and restoration features will be installed within the north-south aligned section of the 40 m wide North Tributary watercourse corridor. The *Kanata North Community Design Plan – Blanding's Turtle Habitat Compensation Plan* (DST 2015) and the Kanata North Urban Expansion Area (KNUEA) Environmental Management Plan (EMP) (Novatech 2016b) outlined in detail the proposed habitat enhancement works that were to be undertaken within the 40 m wide North Tributary watercourse corridor. MES (2019) included a description of the habitat enhancement features, as well as the North Tributary 40 m Corridor Concept Plan. The North Tributary 40 m Corridor Concept Plan shows the size, location, and configuration of the proposed habitat enhancement features. As described in MES (2019), the habitat enhancement features that were proposed to be installed within the 40 m wide North Tributary watercourse corridor included one (1) Deep Pool, one (1) Artificial Nesting Area, two (2) Shallow Pans/Shallow Pools, and four (4) Deep Channel Pockets.

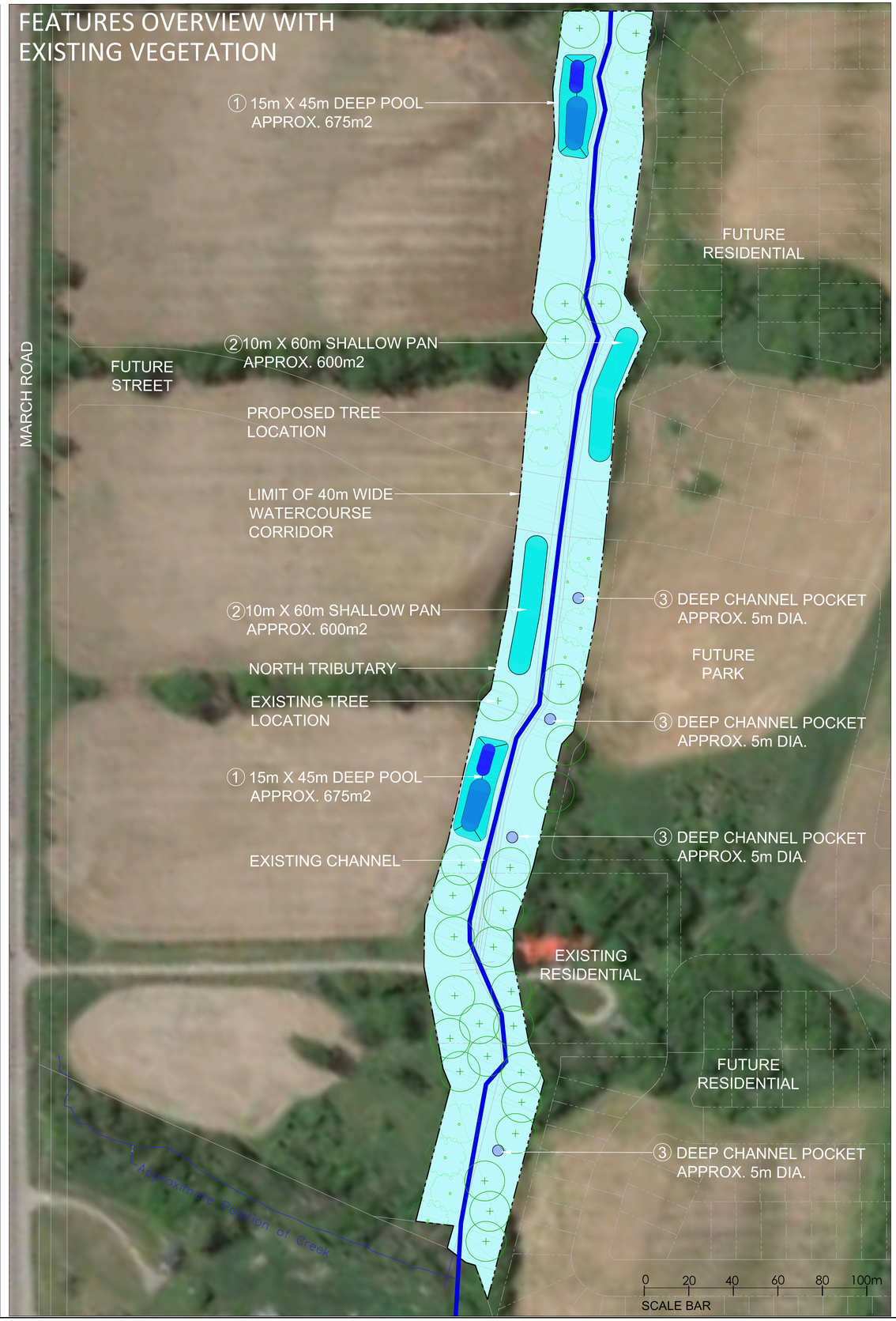
The North Tributary 40 m Corridor Concept Plan included in MES (2019) has since been revised in response to comments received from the Ministry of Environment, Conservation, and Parks (MECP) during the Ontario Endangered Species Act (ESA) review process. The most significant change is that the MECP has requested that the Artificial Nesting Area be removed from the habitat enhancement design. The MECP requested that the Artificial Nesting Area be removed, due to concerns that the feature may not provide significant benefit to Blanding's Turtles, as a result of its future position within a suburban watercourse corridor. The Artificial Nesting Area was originally proposed in order to provide a Category 1 Blanding's Turtle habitat feature. The MECP requested that the Category 1 habitat compensation that would have been provided by the Artificial Nesting Area, should instead be provided by the inclusion of a second Deep Pool. As described in MES (2019), the Deep Pools are intended to provide potential hibernacula sites, which also function as Category 1 Blanding's Turtle habitat. As requested by the MECP, the North Tributary 40 m Corridor Concept Plan has been revised to replace the Artificial Nesting Area with a second Deep Pool. The revised North Tributary 40 m Corridor Concept Plan is included below.

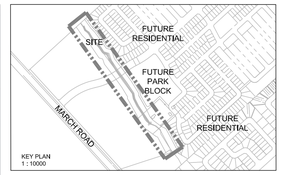
FEATURES OVERVIEW



The Blanding's Turtle Habitat Corridor,
is located within Minto's 936 March Road Draft Plan Application. The enhanced corridor is 40m wide and surrounds the North Tributary in Kanata North. The deep channel pockets, shallow pans, and deep pool are to be seeded with a native wetland restoration/riparian seed mix and selective shrubs and trees can be planted around the banks of the deep pool. The locations and dimensions of the features on this plan are approximate and any grading, excavation depths, plantings and other details will be added during the detailed design stage.

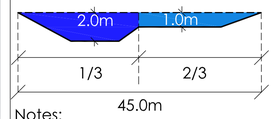
FEATURES OVERVIEW WITH EXISTING VEGETATION





WETLAND FEATURES:

① DEEP POOL

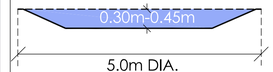


Notes:
-15m x 45m (675m2)
-2/3 water depth =>1.0m
-1/3 water depth max. 2.0m

② SHALLOW PAN

Notes:
-2 areas = 10m x 60m (600m2)
-dug to 0.30m below the channel grade to maintain 0.30m average water depth.

③ DEEP CHANNEL POCKET



Notes:
-deep pockets to be 5m DIA.
-to be dug 0.30cm to 0.45cm below main channel grade

MINTO-KANATA NORTH

CONCEPT PLAN
936 MARCH RD

HABITAT ENHANCEMENT
FEATURES - BLANDING'S TURTLE

NAK design strategies
250 BESSERER ST, SUITE 100 | OTTAWA ON | K1N 6B3
T 613.237.2345 | fax: (613) 237-6423 | info@nak-design.com

Date: JAN 15/20	Dwg. No.:
Scale: 1:1000	P1
24 x 36 ARCH D	
Drawn: NAK	

6.0 BLANDING'S TURTLE EXLCUSION FENCING UPDATE

Section 4.4.4 of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) included a Fence Sketch showing the anticipated Blanding's Turtle exclusion fencing locations (MES 2019). The Fence Sketch has since been refined as a result of comments received from the Ministry of Environment, Conservation, and Parks (MECP) during the Ontario Endangered Species Act (ESA) review process. The revised Fence Sketch is included below.

As previously described in MES (2019), it should be noted that the detailed configuration of the fencing, including the materials to be used, will be determined at the detailed design stage. It is anticipated that the Overall Benefit Permit will identify the need for the fencing, its general location (as shown in the Fence Sketch), and also a list of potential fencing materials that can be used. The Overall Benefit Permit is anticipated to include a clause requiring a detailed design to be submitted prior to the construction of the permanent fence. Conceptually, Minto Communities has proposed that the permanent fencing that will separate the eastern side of the north-south aligned section of the 40 m wide North Tributary corridor from the adjacent 6 m wide recreational pathway will consist of a post and rail fence with an ultra-fine mesh. However, the specific configuration and fencing materials will be confirmed at the detailed design stage, and will take into consideration any grading and/or drainage constraints, including the need to accommodate overland stormwater flow. The final fencing configuration will be consistent with the MECP's fencing guidance documents, which include a list of materials/fence configurations that minimize the risks of wildlife entanglement and entrapment. In terms of maintenance, it is anticipated that the Overall Benefit Permit will require the proponent to maintain the fence for a minimum of fifteen (15) years.

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mckinleyenvironmental@gmail.com
www.mckinleyenvironmental.com


Fencing to connect to the adjacent 40 m corridor fencing in the KNUEA Northeast Quadrant
Fencing along the northern property line to be placed at the edge of the 40 m wide corridor. Open space blocks for the watercourse setback are not shown on this Draft Plan of Subdivision, and are to be delineated as part of the Site Plan Application for the commercial blocks. Identify the fence location along the northern property line at the limit of the 40 m wide corridor open space blocks (once delineated).
Minto to install temporary and permanent fencing on the east side of the 40 m corridor (Red). Fencing to connect to the new wildlife passage culvert under Street #1. The fencing placed at the west side of the 6 m wide pathway blocks (Blocks 459, 466, and 467) is intended to provide the Blanding's Turtle Exclusion Fencing. Any nearby back of lot fencing (where required) will be installed to meet subdivision requirements, and will not be intended to function as a second line of Blanding's Turtle Exclusion Fencing. Back of lot fencing is not intended to be subject to the Blanding's Turtle Exclusion Fencing requirements.
2559688 Ontario Inc. to install temporary and permanent fencing on the west side of the 40 m corridor (Green). Fencing to connect to the new wildlife passage culvert under Street #1.
Fencing will be required along the western edge of the parcel surrounding the house at 936 March Road. An opening will be required to accommodate the existing driveway. Tie-backs adjacent to the driveway opening are shown. The driveway position and dimensions of the tie-backs will be determined during detailed design.
An opening will be required to accommodate a driveway connection between the house at 936 March Road and Street No.10. Tie-backs adjacent to the driveway opening are shown. The driveway position and dimensions of the tie-backs will be determined during detailed design.
Fencing to connect to adjacent subdivision fencing (if present).
Fencing along the southern property line to be placed at the edge of the 40 m wide corridor. Open space blocks for the watercourse setback are not shown on this Draft Plan of Subdivision, and are to be delineated as part of the Site Plan Application for the commercial blocks. Identify the fence location along the southern property line at the limit of the 40 m wide corridor open space blocks (once delineated).
Sketch of Temporary and Permanent Blanding's Turtle Fencing Locations
BLOCK 383 SCHOOL
BLOCK 403 WOODLOT
BLOCK 404 STORM POND
BLOCK 418 PARK
BLOCK 417 PARK
KEY PLAN
SITE
DRAFT PLAN OF SUBDIVISION
PART OF LOT 12
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF MARCH)
CITY OF OTTAWA
Stantec
Stantec Geomatics Ltd.

7.0 CLOSURE

As described above, since completion of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR), additional design details have been developed. The additional design details, which are described above, have been developed in response to comments received from the City of Ottawa and the Mississippi Valley Conservation Authority (MVCA). As noted above, design elements have also been refined through the Ontario Endangered Species Act (ESA) review process, in consultation with the Ministry of Environment, Conservation, and Parks (MECP). The purpose of this letter is to provide an update to the previously completed Combined EIS and TCR (MES 2019). This letter serves as Addendum #1 to the Combined EIS and TCR. This letter report is intended to be read in conjunction with MES (2019).

Pending that the regulatory, mitigation, and avoidance measures outlined in this letter are implemented appropriately, in addition to those outlined in MES (2019), the development of the Study Area is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,

Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions

8.0 REFERENCES

DST Consulting Engineers (DST) (2015) Kanata North Community Design Plan – Blanding's Turtle Habitat Compensation Plan.

McKinley Environmental Solutions (MES) (2019) Combined Environmental Impact Statement and Tree Conservation Report (Revised) – Minto Communities and 2559688 Ontario Inc. Kanata North Development (936 March Road).

McKinley Environmental Solutions (MES) (2020) Woodlot S-23 Large Tree Inventory – Minto Communities and Valecraft Homes Kanata North Developments (Revised).

Novatech Engineering Consultants (Novatech) (2016a) Kanata North Community Design Plan.

Novatech Engineering Consultants (Novatech) (2016b) Kanata North Community Design Plan – Environmental Management Plan.

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