Stillwater Station Ltd.

Environmental Impact Statement

Proposed Site Redevelopment – Stillwater Station,
1987 Robertson Road, Ottawa, Ontario

CIMA+

CIMA+ file number: A001177-080
15 September 2021 – Review 00

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1987 Robertson Road, Ottawa, Ontario

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1. Introduction

CIMA+ was retained by *Stillwater Station Ltd.* (Stillwater) to complete an Environmental Impact Statement (EIS) report. The purpose of the assessment was to review the potential impacts of the project on existing natural environmental features and to recommend mitigation measures in support a Secondary Plan submission to the City of Ottawa for the development of a property located at 1987 Robertson Road in Ottawa, Ontario, Canada.

1.1 Property Identification

The property is located at 1987 Robertson Road in Ottawa, Ontario, Canada. The discrete legal and property description information follows in the **Table** below. This property is irregularly shaped and has an approximate surface area of 95,830 m^2.

Table 1: Property Information

Owner	University of Ottawa
Municipal Address	1987 Robertson Road
Legal Description	Lot 11, Concession 2 of Nepean Geographic Township
Land Use Designation/Zoning	IP2 (Business Park Industrial Zone)

1.2 Project Site

The Project Site is defined as the area where changes or disturbances will occur related to the project (e.g., construction, operation, and maintenance) hereinafter referred to as the "Site". The Site consists of the 1987 Robertson Road property and has an approximate area of 95,830 m^2. The Site is bounded by the Bellwood Estates community to the south and west, Beachburg Rail Corridor to the north, Moodie Drive to the west, and the General Dynamics Mission Systems campus to the east. The "Study Area" consists of the adjacent (i.e., within 120 meters (m)) land around the perimeter of the Site.

The adjacent lands consist of the following:

+ North: North of the railroad corridor is agricultural land;
+ South: Bellwood Estates residential community with retail properties beyond;
+ East: The General Dynamics Mission Systems headquarters; and
+ West: Bellwood Estates residential community with retail and business parks beyond.

The Site and the features described above are presented on Figure 1 provided in **Appendix A**.

1.3 Existing and Past Land Use

The 1987 Robertson Road property is currently occupied by an equipment rental service. At present, there is a one-storey warehouse building, paved and gravelled surfaces for parking and access, and grass covered areas.

A review of available air photo imagery from the GeoOttawa web mapping application indicates that the study area has been in its current configuration since 1976. At that time, three (3) additional warehouses were located on the Site; as of 1999, only the southern warehouse remained. Prior to construction of the warehouses from at least until 1958 to 1965, the property and surrounding environment were active agricultural areas. (City of Ottawa, 2017).

The Site is zoned IP2 – Business Park Industrial Zone with subzone uses listed in Section 205 (2) of the Ottawa Zoning By-law 2008-250 (City of Ottawa, 2017)

1.4 Description of Proposed Project

Based on the conceptual site plans provided by RLA Architecture, the proposed mixed-use development will consist of five (5) seven-storey buildings, one (1) twelve-storey building, one (1) sixteen-storey building, one (1) twenty-storey building, one (1) twenty-four-storey building and one(1) twenty-eight storey building. Details of underground parking and basement levels were not known at the time of preparation of this report. Access lanes, parking areas, parkland and landscaped areas are also anticipated at the subject Site. The proposed development has been setback from Stillwater Creek beyond the top of slope and limit of hazard lands. It is further anticipated that the proposed development will be municipally serviced. A new road access is being proposed that will have the effect of extending Timm Drive east of Moodie Drive, crossing the greenbelt and extending over the abandoned railway corridor to the north of the Site. Access road improvements will involve the extension of the existing Stillwater Creek culvert running under the rail line.

The preliminary Site plan is provided in **Appendix B**.

1.5 Purpose

The purpose of the EIS is to identify and describe valued ecosystem components which are present on the Site or adjacent lands; and to identify and assess whether the proposed development will result in potential impacts to the ecologically significant components and propose measures to avoid or mitigate impacts so that the development can proceed. Specifically, this EIS has been prepared to fulfil the requirements of City of Ottawa Official Plan in support a Secondary Plan submission.

2. Methods for Data Gathering and Analysis

The Site and adjacent natural heritage features were examined and analyzed by the review of available information from desktop research, consultation with the applicable authorities and on-Site ecological surveys.

2.1 Background Information

The following publicly available sources were reviewed and analyzed for Site specific applicable information as part of the desktop research process:

2.1.1 Federal Sources

- Natural Resources Canada (NRC) Topographic Map 031G05 (NRC, 2021);
- Fisheries and Oceans (DFO) Aquatic Species at Risk Mapping (DFO, 2020).

2.1.2 Provincial Sources

- Geographic information from Land Information Ontario (LIO, 2021);
- The Ministry of Northern Development, Mines, Natural Resources and Forestry's (MNDMMNRF) Natural Heritage Information Center (NHIC) database for squares #18VR3419, #18VR3519 #18VR3420, and #18VR3520 – search completed August 17th, 2021, (NHIC, 2021);
- Atlas of Breeding Birds of Ontario squares #18VR31 (Cadman et al., 2007);
- Herps of Ontario Project squares #18VR31 (iNaturalist, 2020);
- Ontario Butterfly Atlas Online squares #18VR31 (Toronto Entomologists' Association, 2020);
- Atlas of the Mammals of Ontario (Dobbyn, 1994);
- Ecosystems of Ontario, Part 1 Ecozones and Ecoregions (MNRF, 2009);
- Ecological Land Classification for Southern Ontario (MNRF, 1998);
- Significant Wildlife Habitat Technical Guide (MNRF, 2000);
- Ontario Geological Survey Map MRD128 (OGS, 2010).

2.1.3 Municipal Sources

- City of Ottawa Official Plan (City of Ottawa, 2017);
- GeoOttawa online mapping data for the city of Ottawa (City of Ottawa, 2021);
- Environmental Impact Statement Guidelines (City of Ottawa, 2015).

2.1.4 Other Sources

- Aerial/Satellite imagery (Google Earth Pro, 2021);
- RCVA geoportal online mapping data (RVCA, 2021).

2.2 Consultation

Information requests for the Site and adjacent properties were submitted to the Kemptville District of the Ministry of Northern Development, Mines, Natural Resources and Forestry's (MNDMMNRF, formerly Ministry of Natural Resources and Forestry, MNRF), the Ontario Ministry of Environment, Conservation and Parks (MECP), the City of Ottawa, National Capital Commission (NCC), and the Rideau Valley Conservation Authority (RVCA) on August 25th and 30th, 2021 (**Appendix C**).

2.3 Site Characterization

The on-Site and adjacent characterization of the Natural Heritage features was conducted by a qualified **CIMA+** biologist by visual assessment of the terrestrial and aquatic components on and adjacent to the Site during one site visit. **Table 2** presents the details of the visit in terms of date, times, survey focus and weather conditions.

Table 2: Site Investigations

Date	Start/End Time	Field Surveys	Weather Conditions	Investigators
2021/07/23	0800 - 1530	• Vegetation • General wildlife • Species at Risk • General aquatic habitat	Temperature: 23*C Wind (Beaufort scale): 1-2 Cloud cover: 0%	Casey Little, biologist

2.3.1 Ecological Lands Classification, and Vegetation Survey

Ecological community characterization was completed in general accordance with the MNRF Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998). During the field investigations, vegetation was characterized using ELC to classify and map ecological communities to the vegetation level. The ecological community boundaries were generally defined through the review of aerial photography and further refined during field investigations. The information was documented and classified according to species and locational data was gathered using a hand-held GPS.

2.3.2 Wildlife and Species at Risk Survey

Incidental wildlife and wildlife habitat observations (auditory, visual, tracks, scat, burrows, nests, etc.) were conducted within the Site boundaries on July 23rd, 2021, to determine presence/absence. Bird, herpetofauna, and mammal data was compiled for the general area. The Site visit included the collection of bird data through incidental observations following the Ontario Breeding Bird Atlas survey protocol (OBBS, 2001). Identification and general classification of wildlife habitat was identified following the Significant Wildlife Habitat Technical Guide (MNRF, 2000) and supporting documentation. SAR and/or potential habitats on and adjacent to the Site was considered and analyzed in relation to the background information review in comparison with on-Site visual observations.

2.3.3 Aquatic Habitat

A general survey of aquatic habitat was completed along Stillwater Creek in proximity to the rail crossing in order to assess the types of substrates and vegetation present. The assessment also included a general assessment of fish passage and any incidental observations of fish and other aquatic species.

3. Site Description and Existing Natural Heritage Components

3.1 Background Review and Consultation Results

3.1.1 Urban Natural Features

As per Schedule K and L3 of the City's Official Plan, several Natural Heritage System Features are present on or adjacent to the Site (City of Ottawa, 2017). Schedule K – Environmental Constraints, illustrates 'Unstable Slopes' associated with the Stillwater Creek feature. Schedule L3 - Natural Heritage System Overlay (West), depicts a Natural Heritage System Feature buffer surrounding Stillwater Creek in this location believed or proven to meet the definitions established in Section 2.4.2 of the Plan. Upon communication with the City Planner, it was determined that this feature was identified as 'valleyland' associated with Stillwater Creek.

3.1.2 Valleylands

Schedule L3 - Natural Heritage System Overlay (West), of the City's Plan indicates a valleyland associated with Stillwater Creek within the Study Area.

3.1.3 Significant Woodlands

There are no significant woodlands present on or adjacent to the Site (City of Ottawa, 2021). However, there are wooded areas within the Site and the Study Area falls within the City's Inner Urban Area Distinctive Tree Protection Bylaw for all trees ≥30 cm.

3.1.4 Significant and Unevaluated Wetlands

There are no Provincially Significant Wetlands (PSWs) on or adjacent to the Study Area. The closest PSW to the Site is the Stony Swamp wetland complex, approximately 1.5 kilometers (km) west.

A review of the RCVA's geoportal online mapping data tool (RVCA, 2021) identifies an unevaluated wetland community currently mapped as "Swamp", within the Study Area located to the north of the rail line along the proposed access road.

3.1.5 Areas of Natural and Scientific Interest

There is no Area of Natural and Scientific Interest (ANSI) on or adjacent to the Site. The closest to the Site are the Campbells Quarry Earth Science, Stony Swamp Candidate Life Science, and the Queensway Roadcut Earth Science ANSI, all approximately 1.5 km west.

3.1.6 Geology and Topography

The overburden consists of fine-textured glaciomarine deposits – silt and clay, minor sand and gravel extending to the bedrock surface.

Underlying bedrock geology for the area consists of dolostone and sandstone of the Beekmantown Group (OGS, 2010).

The site is relatively flat with an elevation of approximately 90 meters above sea level (masl) (NRC, 2020). Topographic, Bedrock and Surficial geology mapping is provided (**Appendix A**).

The City of Ottawa responded in consultation (**Appendix C**) that Schedule K of the Official Plan identifies the ravine on Site as an unstable slope.

3.1.7 Vegetation

The Site and adjacent properties are located within Ecoregion 6E (Lake Simcoe-Rideau Ontario), the second most densely populated ecoregion in Ontario. More than 57% of the ecoregion exists as cropland (44.4%), and pasture and abandoned fields (12.8%). Forest cover includes deciduous (16.0%), coniferous (5.3%), and mixed forest (8.8%). Water covers 4% of the ecoregion. The vegetation is relatively diverse across the region and include hardwood forests dominated by Sugar Maple (*Acer saccharum*), American Beech (*Fagus grandifolia*), White Ash (*Fraxinus americana*), Eastern Hemlock (*Tsuga canadensis*), and numerous other species are found where substrates are well developed on upland sites. Lowlands, including rich floodplain forests, are often established with Green Ash (*Fraxinus pennsylvanica*), Silver Maple (*Acer saccharinum*), Red Maple (*Acer rubrum*), Eastern White Cedar (*Thuja occidentalis*), Yellow Birch (*Betula alleghaniensis*), Balsam Fir (*Abies balsamea*), and Black Ash (*Fraxinus nigra*). Peatlands (including fens, rarely bogs), often established with Black Spruce (*Picea mariana*) and Tamarack (*Larix laricina*), occur along the northern edge and in the eastern portion of the ecoregion. This ecoregion is part of the Mixed wood Plains Ecozone of Southern Ontario, characterized by relatively diverse vegetation (Crins, 2009).

3.1.8 Surface Water and Fish Habitat

Stillwater Creek is situated within the Site boundaries and lands associated with this feature are defined as a Natural Heritage Feature.

The Site and adjacent properties are within the Stillwater Creek catchment, which represents 0.55% of the Rideau Valley watershed. The headwaters of Stillwater Creek begin in the National Capital Commission's (NCC) Stony Swamp. From Stony Swamp, Stillwater Creek runs through a heavily channelized and impacted area adjacent to Roberston Road. The creek returns to its natural morphology downstream of Robertson Road until the Highway 417 crossing (RVCA, 2015).

Stillwater Creek provides fish habitat to 41 fish species and the thermal classification is cool water with a cool-warm water reach towards Robertson Road. Grasses, shrubs, and trees all contribute towards shading the stream, and in areas where trees and shrubs are not present, tall overhanging grasses serve to shade the sections of Stillwater Creek with narrow stream width. (RVCA, 2015).

3.1.9 Species at Risk

The Ontario *Endangered Species Act, 2007* (ESA) prohibits killing or damaging the habitat of species that are listed on the SAR in Ontario list. The background information review resulted in a list of 16 SAR that have been previously documented to have potential to occur within the Study Area. **Appendix D** provides this list of potential SAR including their common and scientific name, status under federal *Species at Risk Act* (SARA) and provincial ESA, and a general description of their preferred habitat based on federal/provincial SAR Registry Species Profiles.

3.1.10 Consultation Results

The Kemptville District MNDNRF responded on August 31, 2021, providing a standard response At this time, no further response has been received from the MNDMNRF.

The MECP responded on August 31, 2021, providing a standard response. At this time, no further response has been received from the MECP.

The RVCA responded on September 1, 2021, providing a copy of RVCA's mapping for the property parcel at 1987 Robertson Road to indicate that the property/Site is outside of both RVCA's Regulation Limit, as well as any identified 1:100-year floodplain. However, all watercourses – whether in a regulated area or not – are subject to the alteration to waterways component of Ontario Regulation 174/06.

The City of Ottawa responded to the request for information on August 25, 2021, by providing the pre-consultation notes regarding the Study Area.

During pre-consultation with the City of Ottawa regarding the Site plan application the City identified the need to complete an EIS as the development is within an Identified Natural Heritage System Feature as per Schedules K and L3 of the City's Official Plan. The City identified the following specific concerns:

+ Proximity of the development to the Stillwater Creek and associated setbacks;
+ Proximity of the development to the Natural Heritage System feature – the valleyland associated with the watercourse;
+ Hazard lands including floodplains, unstable slopes, and geotechnical; and
+ Potential for Species at Risk (SAR) to be present.

Correspondence is included in **Appendix C**.

3.2 Field Observations

3.2.1 Ecological Land Classification

The Ontario ELC system enables planners and ecologists to organize ecological information into logical integrated units to enable landscape planning and monitoring. The Site was classified and mapped to the vegetation level in accordance with the ELC for Southern Ontario (Lee et al. 1998).

The Site is dominated by tree and shrub species associated with disturbance and regeneration. Upon entry of the Site from Moodie Road, a dry Mixed Meadow ecosite is present adjacent to the abandoned railway which consists of Wild Carrot (*Daucus carota*), Chicory (*Cichorium intybus*), Bird's-foot Trefoil (*Lotus corniculatus*), Viper's-bugloss (*Echium vulgare*), and Goldenrod (*Solidago* sp.). This community transitioned into a Deciduous Shrub Thicket dominated by Red-osier Dogwood (*Cornus sericea*) and Staghorn Sumac (*Rhus typhina*). A Coniferous Naturalized Plantation dominated by Scots Pine (*Pinus sylvestris*) lined the railway east of the thicket. This community also contained Manitoba Maple (*Acer negundo*), American Elm (*Ulmus americana*), and Green Ash. A Mixed Meadow Marsh community consisting of Reed canary grass (*Phalaris arundinacea*), Jewelweed (*Impatiens capensis*), cattails and Purple Loosestrife (*Lythrum salicaria*), is present just north of the naturalized plantation which lined the creek in this location. A narrow Cattail Marsh is situated along the ditch line south of the railway and a wooded hedgerow consisting of Manitoba Maple, Green Ash, Common Buckthorn (*Rhamnus cathartica*), and honeysuckle species (*Lonicera* sp.) borders the southern extent of the abandoned railway in this location. Commercial businesses are present south of the wooded hedgerow. A steep slope covered in Creeping Thistle (*Cirsium arvense*) dominates the landscape into the valleyland of Stillwater Creek. A Mixed Meadow Marsh comprised of Joe Pye weed (*Eutrochium purpureum*), Reed canary grass, and Narrow-leaved Cattail (*Typha angustifolia*) border the creek on both sides. Thickets of various Willow (*Salix*) species were observed further upstream. A Deciduous Forest continues along the east side of the creek, both north and south of the railway comprised of Manitoba Maple, Green Ash, Common Buckthorn and Trembling Aspen (*Populus tremuloides*). A Mixed Meadow covers the eastern portion of the Site containing various grass species, Wild Carrot, Bird's-foot Trefoil, Goldenrod, Common Mugwort (*Artemisia vulgaris*), and Yarrow (*Achillea millefolium*). The Mixed Meadow habitat is situated within a commercial business yard. Pockets of Trembling Aspen, Eastern Cottonwood (*Populus deltoides*), and Staghorn Sumac are scattered amongst the meadow ecosite.

Ten (10) ELC community classes were identified within the Site. A summary of community class findings is outlined in **Table 3**, and the locations of the various vegetation communities present within the Site are outlined in **Appendix A – Figure 5.** No rare vegetation species or SAR were observed within the Study Area. Refer to **Appendix E** for the full vascular plant inventory and **Appendix F** for a photographic log of the ELC communities on Site.

Table 3: ELC Communities

ELC Community	Dominant Vegetation Species	Area Onsite (m^2)
CVI_1 – Transportation	This community is comprised of the railway and road networks throughout the Site.	2,700
CVC_1 – Business Sector	There is one commercial business within the Site.	42,969
FOCM6-3 – Dry-Fresh Scots Pine Naturalized Coniferous Plantation	This forest community is situated north of the rail line and was dominated by naturalized Scots Pine. Other species noted in this ecosite were Manitoba Maple, American Elm, Green Ash, Common Buckthorn and Honeysuckle. A Mixed Meadow Marsh community is present just north of this naturalized plantation which lined the creek in this location.	4,128
FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest	This forest community within the Study Area is dominated by Manitoba Maple, American Elm, Green Ash, Common Buckthorn and Honeysuckle. The wooded strip east of Stillwater Creek also contained Trembling Aspen in the canopy as well as the other species noted above.	17,547
FODM11 – Naturalized Deciduous Hedgerow	There are two Naturalized Hedgerows in the Study Area. One (1) is located south of the rail tracks and is comprised of Manitoba Maple, Green Ash, Common Buckthorn, and Honeysuckle. The other separates the commercial business from the trailer park and includes Manitoba Maple, Trembling Aspen, and White Poplar.	4,053
MAMM1-2 – Cattail Graminoid Mineral Meadow Marsh	The two (2) Cattail Marsh communities are located south of the rail line within a narrow ditch. The eastern-most polygon also contained Phragmites (*Phragmites australis subsp. australis*).	358
MAMM3 – Mixed Mineral Meadow Marsh	The Mixed Meadow Marsh communities within the Site are dominated by Joe Pye weed, Narrow-leaved Cattail, and Reed Canary Grass. This community is situated along Stillwater Creek, both north and south of the railway, as well as north of the naturalized Scots Pine plantation where the entrance to the Site is planned.	3,918
MEMM3 – Dry-Fresh Mixed Meadow	The Mixed Meadow communities within the Site are comprised of a mix of common grass-like and broadleaf species dominated by Smooth Brome, Wild Carrot, Bird's-foot trefoil, Common Mugwort, Goldenrod, vetch, dandelion, and bedstraws.	33,200
SWTM3-6 – Mixed Willow Mineral Deciduous Thicket Swamp	The Mixed Meadow Marsh community located south of the railway and adjacent to Stillwater Creek transitions into a Mixed Willow Thicket Swamp along the eastern banks of the creek.	620
THDM2 – Dry-Fresh Deciduous Shrub Thicket	This Deciduous Shrub Thicket is located east of Moodie Drive, along the north side of the rail line. It is dominated by Red-osier Dogwood (*Cornus sericea*) and Staghorn Sumac.	4,333

3.2.2 Surface Water, Watercourse, Wetlands, and Waterways

Stillwater Creek flows north through a narrow channel within the Study Area. Surface drainage is managed by a large CSP culvert that extends under the abandoned railway. The water was slow moving and clear at the time of the Site visit, and no aquatic vegetation was observed within the channel. There were no visible signs of bank erosion along the Stillwater Creek both north and south of the railway however erosion was observed at points along the western side of the valley associated with stormwater runoff channels from parking lots, etc. Passage through the culvert running under the abandoned rail line was unobstructed; however, the culvert running under the active rail line to the north of the site was observed to be perched on it's north side by approximately 1 meter which presents a barrier to upstream passage.

There are two (2) wetland communities within the Site; a MAMM3 – Mixed Mineral Meadow Marsh and a SWTM3-6 – Mixed Willow Mineral Deciduous Thicket Swamp. Both features are situated adjacent to Stillwater Creek, and another small MAMM3 ecosite is situated north of the naturalized Scots Pine plantation where the entrance to the Site is planned. It should be noted that this unevaluated wetland is currently mapped as "Swamp" on the RCVA's geoportal online mapping data tool (RVCA, 2021); however, upon review during the 2021 field investigations, the only wetland feature observed in this area is the MAMM3 – Mixed Meadow Marsh community noted above.

3.2.3 Significant Wildlife Habitat

Targeted field studies to identify significant wildlife habitat were not completed under this assignment. However, an assessment of the habitat features within the Study Area was completed using the recommended criteria for identifying Significant Wildlife Habitat (SWH) within Ecoregion 6E to provide a candidate designation for the four categories of SWH outlined in the Significant Wildlife Habitat Technical Guide and its Appendices (MNRF, 2015a). Based on this assessment, the following candidate significant wildlife habitat may be present within the Study Area.

Seasonal Concentration Areas

Some species of animals gather from geographically wide areas at certain times of the year. This could be to hibernate or to bask (e.g., some reptiles and bats), over-winter (e.g., deer yards), or to breed (e.g., Bullfrog breeding and nursery areas, bird breeding colonies). Maintenance of the habitat features that result in these concentrations can be critical in sustaining local or even regional populations of wildlife. Based on information collected during field investigations, the following candidate seasonal concentration areas may be present:

+ Bat Maternity Colonies - Maternity colonies located in Mature deciduous or mixed forest stands with >10/ha large diameter (>25 cm dbh) wildlife trees;
    - Features meeting these criteria were observed within the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite within the Study Area.

Specialized Habitat for Wildlife

Specialized Habitat for Wildlife can include old-growth forests, calving areas for moose, cliffs, and habitat for bird species requiring large blocks of habitat (generally greater than 25 ha in size). Based on information collected during field investigations, the following candidate specialized habitat for wildlife areas is present:

+ Amphibian Breeding Habitat (Wetlands) – Wetlands >500 m^2 (about 25 meters diameter) supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats. Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators;
    - Features meeting these criteria were observed within the MAMM3 – Mixed Mineral Meadow Marsh and SWTM3-6 – Mixed Willow Mineral Deciduous Thicket Swamp ecosites within the Study Area.

Habitat for Species of Conservation Concern

Endangered and Threatened species which are protected by the provincial ESA and/or federal SARA are discussed in detail in **Section 3.2.4**. Species of Conservation Concern includes species that may be locally rare or in decline, but that have not yet reached the level of rarity that is normally associated with **"**Endangered" or "Threatened" designations under these Acts. Rare wildlife status is based on species listed as Special Concern under the ESA, Global Rank (G-rank) or Provincial Rank (S-rank) status, identified through the NHIC. *The Significant Wildlife Habitat Technical Guide* (MNRF 2000) suggests that the highest priority for protection should be provided to habitats of the rarest species (on a scale of global through to local municipality); it also states that habitats that support large populations of a species of concern should be considered significant. Based on information collected during field investigations, the following candidate specialized habitat for species of conservation concern are present:

+ Special Concern and Rare Wildlife Species - All plant and animal element occurrences (EO) within a 1 or 10km grid.
    - The only species of Special Concern that was observed within the Study Area was Monarch (*Danaus plexippus*); however, as the MEMM3 – Dry-Fresh Mixed Meadow ecosite is frequently disturbed due to the on-going commercial heavy equipment business, habitat within the Site is not suitable to be considered significant habitat for this species.

Animal Movement Corridors

According to the guidelines for Ecoregion 6E, migration corridors are areas that are traditionally used by wildlife to move from one habitat to another, often in response to different seasonal habitat requirements. The following movement corridors were identified within the study area:

+ Amphibian Movement Corridors - Movement corridors between breeding habitat and summer habitat. Movement corridors must be determined when Amphibian breeding habitat is confirmed.
    - Features meeting these criteria were observed within MAMM3 – Mixed Mineral Meadow Marsh, and SWTM3-6 – Mixed Willow Mineral Deciduous Thicket Swamp ecosites within the Study Area.

3.2.4 Wildlife

Wildlife habitat observed within the Site was typical of a disturbed setting and based on field observation common species are expected to be present within these habitat features all with secure habitats in Ontario.

Insects

Three (3) insects were observed during the 2021 field investigations: Monarch, Cabbage White (*Pieris rapae*), and Northern Crescent (*Phyciodes cocyta*). All insects were observed within the MEMM3 – Dry-Fresh Mixed Meadow ecosite.

Amphibians and Reptiles

Due to the timing of the 2021 field investigations, Green Frog (*Lithobates clamitans*) was the only amphibian confirmed to be present on Site.

No turtle species were observed on Site during the 2021 field investigations. Stillwater Creek provides suitable habitat for turtle foraging, mating, thermoregulation, summer inactivity, and movement. Areas of the creek within the Site did not appear to have deep enough water to support suitable overwintering conditions for turtles.

Mammals

Three (3) incidental observations of mammal species or associated scat and/or tracks were made during the wildlife survey, including American Red Squirrel (*Tamiasciurus hudsonicus*), Eastern Gray Squirrel (*Sciurus carolinensis*), and White-tailed Deer (*Odocoileus virginianus*). All mammal species were observed along the railway tracks adjacent to the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest and FOCM6-3 – Dry-Fresh Scots Pine Naturalized Coniferous Plantation ecosites.

The FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite may provide habitat suitable for bat maternity roosting.

Birds

Seventeen (17) common bird species were identified within the Study Area by sight and/or sound and are presented in **Appendix E**. No bird nests were observed during these surveys.

3.2.5 Species at Risk

No endangered or threatened SAR were observed on or adjacent to the Site during the 2021 field investigations.

As mentioned in Section 3.2.2.3, the only SAR listed as special concern observed within the Study Area was Monarch. As the MEMM3 – Dry-Fresh Mixed Meadow ecosite is frequently disturbed due to the on-going commercial heavy equipment business currently in operation, conditions within the Site are not suitable to provide significant habitat for this species.

Stillwater Creek provides suitable habitat for SAR turtle foraging, mating, thermoregulation, summer inactivity, and movement. Surveys were not conducted at the appropriate time of year to detect the presence of Western Chorus Frog; however, as Stillwater Creek supports fish habitat, it is anticipated that this feature does not support breeding habitat for this species. The forest habitat within the Study Area may provide breeding habitat for SAR birds and maternity roosting habitat for SAR bats.

Additionally, the structures within the CVC_1 community may provide suitable Barn Swallow nesting habitat though no birds or evidence of nesting was noted during the field investigations.

The list of potential SAR identified during the background review (**Appendix D**) was assessed based on observations collected during the field investigations to determine which SAR have the potential to occur on or adjacent to the Site. A summary of this assessment is presented in **Table 4** below.

Table 4: Assessment of Potential SAR

Common Name Scientific Name Status	Species observed on Site (Y/N)	Potential Habitat on Site (Y/N)	Potential Habitat Adjacent to Site (Y/N)	Comments
Butternut *Juglans cinereal* Federal - **END** Provincial - **END**	N	Y	Y	No Butternut were observed on Site.
Western Chorus Frog (Great Lakes – St. Lawrence Population *Pseudacris triseriata* Federal – **THR** Provincial – **Not listed**	N	N	N	As the creek is fish bearing it is not considered suitable for Western Chorus Frog critical habitat.
Blanding's Turtle *Emydoidea blandingii* Federal - **THR** Provincial – **THR**	N	Y	N	No Blanding's Turtle were observed on Site; however, Stillwater Creek and the associated wetland provide adequate habitat for the species to use for mating, foraging, thermoregulation, summer inactivity, and/or movement.
Eastern Milksnake *Lampropeltis triangulum* Federal – **SC** Provincial - **SC**	N	N	N	There are no suitable microhabitats (i.e., barns, sheds, or houses in rural landscapes) for specific activities such as egg laying or thermoregulation for Eastern Milksnake on Site.
Snapping Turtle *Chelydra serpentina* Federal - **SC** Provincial - **SC**	N	Y	N	No Snapping Turtle were observed on Site; however, Stillwater Creek and the associated wetland provide adequate habitat for the species to use for mating, foraging, thermoregulation, summer inactivity, and/or movement.
Monarch *Danaus plexippus* Federal – **SC** Provincial – **SC**	Y	Y	Y	There were a few individual Common Milkweed (*Asclepias syriaca*) plants observed in the MEMM3 – Dry - Fresh Mixed Meadow ecosite but due to frequent disturbance in this area, habitat to support significant nectaring, egg laying, or reproductive processes for this species is not available on Site.
Bank Swallow *Riparia riparia* Federal - **THR** Provincial - **THR**	N	N	N	No Bank Swallow colonies were observed on Site.

Common Name Scientific Name Status	Species observed on Site (Y/N)	Potential Habitat on Site (Y/N)	Potential Habitat Adjacent to Site (Y/N)	Comments
Barn Swallow *Hirundo rustica* Federal - **THR** Provincial – **THR**	N	Y	Y	No Barn Swallow were observed on Site; however, buildings within the CVC_1 community may provide suitable breeding habitat for the species.
Bobolink *Dolichonyx oryzivorus* Federal - **THR** Provincial - **THR**	N	N	N	No suitable habitat for Bobolink is present on Site.
Evening Grosbeak *Coccothraustes vespertinus* Federal- **SC** Provincial - **SC**	N	Y	Y	No Evening Grosbeak were observed on Site; however, the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite may provide suitable breeding habitat for the species.
Eastern Meadowlark *Sturnella magna* Federal - **THR** Provincial - **THR**	N	N	N	No suitable habitat for Eastern Meadowlark is present on Site.
Eastern Wood-Pewee *Contopus virens* Federal- **SC** Provincial - **SC**	N	Y	Y	No Eastern Wood-Pewee were observed on Site; however, the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite may provide suitable breeding habitat for the species.
Grasshopper Sparrow *Ammodramus savannarum* Federal- **SC** Provincial - **SC**	N	N	N	No suitable habitat for Grasshopper Sparrow is present on Site.
Wood thrush *Hylocichla mustelina* Federal - **SC** Provincial - **THR**	N	Y	Y	No Wood Thrush were observed on Site; however, the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite may provide suitable breeding habitat for the species.
Little Brown Myotis *Myotis lucifugus* Federal - **END** Provincial - **END**	N	Y	Y	No SAR bats were observed on Site; however, the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite may provide suitable roosting habitat for the species.
Tri-colored Bat *Perimyotis subflavus* Federal - **END** Provincial - **END**	N	Y	Y	No SAR bats were observed on Site; however, the FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest ecosite may provide suitable roosting habitat for the species.

END – Endangered **THR** – Threatened **SC** – Special Concern

4. Regulatory Requirements

4.1 Federal

The *Fisheries Act* is administered by the Department of Fisheries and Oceans Canada (DFO) and is intended to provide a framework for the management of threats to fish and fish habitat, including the prevention of pollution, regardless of their attachment to a fishery. Section 34.4 of the Act prohibits the carrying on of any work, undertaking or activity, that results in the death of fish or the "harmful alteration, disruption or destruction of fish habitat" (HADD). Fish habitat is defined as spawning grounds and any other areas frequented by fish, including nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly to carry out their life processes (Government of Canada, 1985).

The proposed development is setback from the western edge of Stillwater Creek and it's associated valleyland sufficiently that no impacts to the Creek are anticipated along most of its length. However, the construction of the access road and associated culvert extension will result in impacts to fish habitat in immediate proximity to the culvert on both the north and south side. Stillwater Creek supports fish habitat, and it is anticipated that a Project Review will be required under the *Fisheries Act*.

The *Migratory Birds Convention Act, 1994* (MBCA) regulates the protection and conservation of migratory birds as populations and individuals and protects their nests. The Act applies to any areas that provide potential for nesting habitat of migratory birds. Section 6 of the Migratory Bird Regulations (2020) prohibits the disturbance, destruction of nests, eggs of migratory birds (Government of Canada, 1994). In order to comply with MBCA requirements, vegetation clearing activities will be required to adhere to established timing windows in order to prevent impacts to breeding birds.

Federally protected species are listed in 'Schedule 1' of SARA. SARA protects habitat and individuals of wildlife species designated as endangered, threatened, or extirpated in Canada. SARA is applicable on lands under federal jurisdiction, and within areas defined as 'critical habitat' on lands under provincial jurisdiction. Where it is deemed that protection measures under a provincial law fail to adequately protect a species, the federal government may issue an emergency order. There were no federally listed species that are not also protected under the ESA observed within the Study Area, therefore consultation with regards to SARA are not required for this project.

4.2 Provincial

The Provincial Policy Statement (PPS) is issued under the authority of Section 3 of the *Planning Act* and came into effect on April 30, 2014. The government held a public consultation on proposed changes to the PPS in summer and early fall of 2019 as part of a review process. The updated PPS came into effect on May 1, 2020. An assessment of the natural heritage features and functions within the Study Area was undertaken to consider and address the conditions set out in the PPS.

The Official Plan (City of Ottawa, 2017) was drafted, reviewed, and adopted in conformity with the requirements of the *Planning Act* and the content of the Plan is consistent with the PPS. The City's Official Plan states that development within or adjacent to woodlands, wetlands, and other natural features has potential to impact the feature and its functions by removing vegetation, increasing the amount of paved or other impermeable surfaces, changing the grading of the site, or making other changes. The Environmental Impact Statement serves to identify the natural features of a site early in the development process and consider ways to avoid or mitigate these impacts and enhance natural functions.

The Ontario *Conservation Authorities Act* gives individual conservation authorities the power to regulate development and activities in or adjacent to river or stream valleys, Great Lakes and large inland lakes and shorelines, watercourses, hazardous lands and wetlands. Regulations made under the Act specify the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations managed by individual Conservation Authorities. These regulations apply to lands within river or stream valleys, flood plains, wetlands, watercourses, lakes, hazardous lands or lands within 120 meters of a PSW or wetlands greater than 2 hectares, or lands within 30 meters of non-provincially significant wetlands. Development or site alteration within these regulated areas may be permitted provided development is conducted in accordance with existing policies (Government of Ontario, 1990).

For this project the RVCA is required to review development and alteration applications under the *Conservation Authorities Act* (O. Reg. 174/06) as the project Site contains a watercourse. As the project involves alteration, disturbance, diverting, etc. of the identified watercourse development, a permit will be required from the RVCA prior to any work commencing.

The Ontario ESA prohibits killing or damaging the habitat of species that are listed on the SAR in Ontario list. Endangered indicates that the species lives in the wild in Ontario but is facing imminent extinction or extirpation. Threatened indicates the species lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address factors threatening it. Special Concer means the species lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats. (MNRF, 2019). Only species which are considered endangered or threatened receive specific protections under the ESA. Some exemptions exist under O. Reg. 242/08 of the Act, related to species and activities. If a proposed undertaking is covered under one of the exemptions, a streamlined notification process applies. If none of the exemptions apply, a permit under section 17(1) of the Act is required.

Although no SAR were observed on Site, habitat for several SAR is present. Therefore, impacts as a result of the Project, avoidance techniques, and mitigation measures related to the protection of SAR and their habitat are discussed in Section 5.

5. Potential Impacts, Environmental Constraints and Mitigation Measures

This section analyzes the results of the Site description and valued ecosystem/existing natural heritage components identified from the desktop review (i.e., information and consultation) and field observation. The analysis is to determine where the Project interacts with those components, what environmental constraints are applicable and mitigation measure to eliminate, avoid or mitigate those impacts.

The proposed residential development is not within the footprint of any valued ecosystem components or the highwater mark including the 30 meters setback, although the construction of the residential development has the potential to cause ecological impacts. As a result, it is anticipated that most impacts will be associated with site preparation, demolition, and construction activities.

5.1 Vegetation Cover and Tree Conservation

Tree and vegetation removal are anticipated to occur on Site to construct access roads and the residential development which would consist of construction activities such as staging areas, and grading, etc. within the buildable area (north and east of top of slope). No impacts or affects are anticipated to vegetation adjacent to Site. Since the design is preliminary in nature the exact extent of the tree and vegetation removal is unknown. However, preliminary analysis suggests that impacts to approximately 649 m^2 of the meadow marsh community north of the Scots Pine naturalized plantation, and approximately 3,231 m^2 of forested habitat will be permanently removed because of the access road construction, and approximately 29,806 m^2 of mixed meadow habitat and 42,969 m^2 of the commercial business area will be permanently removed because of the proposed development east of Stillwater Creek.

Under the City's Tree Protection By-law, the following protected trees cannot be injured or removed without a tree permit from the City:

+ All trees 10 cm or more in diameter at breast height (DBH) on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium;
+ All trees 10 cm or more in DBH on private properties within the urban area that are over 1 hectare in size;
+ All distinctive trees on private properties 1 hectare or less in size, where distinctive trees are defined as:
    - Trees measuring 30 cm or more in DBH within the inner urban area (urban lands inside the Greenbelt)

Although the preliminary design shows many trees and vegetation features to be included in the design, it is recommended that a Tree Conservation Report be developed to demonstrate how tree cover will be retained on the Site, including mature trees, stands of trees, and hedgerows, using a design with nature approach to planning and engineering.

The following general mitigation measures are proposed to mitigate potential impacts to vegetation which consider the City of Ottawa's Tree Conservation Report Guidelines (City of Ottawa, 2019):

- Clearing of vegetation in adjacent areas should be kept to a minimum whenever possible, and existing trails, roads or cut lines should be used to avoid disturbance to vegetation and prevent soil compaction;
- The trees along the east edge of the Stillwater Creek should be retained as much as the grading and other site constraints will permit;
- Vegetation removal will be minimized and clearly delineated on construction drawings;
- Develop a Tree Protection Plan which identifies locations to be preserved;
- The root system, trunk or branches of any tree not designated for removal will be protected from damage, as per the City's Tree Protection Specification;
- In the event of accidental damage to trees, or unexpected vegetation removal, vegetation shall be replaced / restored with native species;
- Material or equipment will not be placed within the critical root zone of the tree;
- The existing grade will not be raised/lowered within the critical root zone without approval;
- Signs, notices or posters will not be attached to any tree;
- Exhaust fumes from equipment will not be directed towards any tree's canopy;
- Construction vehicles will have designated access routes from and to the construction area.

5.2 Drainage, Erosion, Sediment Control and Protection of Fish Habitat

New development is being planned to respect setbacks from the watercourse and top of bank and no new structures will be constructed within this buffer (See **Appendix B**).

For this project the RVCA is required to review development and alteration applications under the *Conservation Authorities Act* (O. Reg. 174/06) as the project involves alteration, disturbance, diverting, etc. of the identified watercourse development; therefore, a permit from RVCA will be required. Additionally, a slope/soil stability hazard has been identified on the Site, which will require demonstrating that the proposed development meets geotechnical requirements.

Stillwater Creek provides fish habitat, and the thermal classification is cool water with a cool-warm water reach towards Robertson Road. The proposed development will maintain vegetated buffers, revegetate disturbed slopes as part of the construction of the access road and consider thermal impacts as part of design and stormwater management and discharge to ensure that there is no impact to the Creek's thermal regime.

However, it is anticipated that due to the construction of an access road for the proposed development over an existing abandoned rail line, alteration to Stillwater Creek will occur to extend the existing culvert. Due to the potential for impacts to fish and fish habitat associated with this construction, it is anticipated that a project review by DFO will be required.

It anticipated that any impacts to water quality and fish habitat in the adjacent Stillwater Creek which may occur will be as a result of site preparation, demolition and construction activities (e.g. accidental spills and malfunctions) which may result in impacts site drainage, erosion and sedimentation if improperly managed. The following mitigation measures are proposed to avoid or mitigate impacts:

- No in-water work will occur during in-water work timing restrictions. Timing restrictions to be confirmed with MNDMNRF;
- Construction activities will be suspended during periods of heavy rains;
- Machinery will arrive at the site clean and free of leaks;
- If blasting activities are required, they will follow Measures to Avoid Causing harm to Fish and Fish Habitat for explosives;
- An erosion and sediment control plan will be developed by the contractor with the goal of controlling erosion and the movement of sediment laden water offsite;
- The contractor will be responsible to ensure that the erosion and sediment control (ESC) measures chosen are appropriate for the site and are functioning as intended;
- The contractor will maintain and monitor ESC measures, provide the results of monitoring, and ensure adjustments as needed are made on a continuous basis;
- No work will occur in or within 30 m of the water until the appropriate ESC measures have been properly implemented. These will be designed to prevent the movement of suspended sediments and concrete outside of the site preparation and construction work areas;
- Work will stop if sedimentation issues occur outside of work areas until the cause of sedimentation is identified and addressed;
- Dust particles created during concrete crushing, demolition, excavation, stockpiling etc. will be suppressed using the appropriate method (i.e., tarps);
- The existing vegetated buffer will be maintained along Stillwater Creek. Any removal of riparian vegetation for the access road will be minimized, and removal will be completed using small machinery;
- Where possible, vehicle traffic will be restricted to access roads;
- The sediment fencing will not be removed until the terrestrial vegetation has become re-established;
- If required, wash-out stations for concrete trucks will be indicated by signage, located in an area where all precautions have been taken to contain wastewater and leftover concrete;
- Erosion control structures will be installed. These structures are to be left in place until vegetation is re-established and/or all exposed soils are stabilized;
- There will be no use of herbicides in clearing of vegetation;
- Refueling of equipment and maintenance shall be conducted off slopes and away from water bodies on impermeable pads (drip tray) or buried liners to allow full containment of spills;
- Emergency spill kits will be located on site;
- The contractor crew will be fully trained on the use of clean-up materials to minimize impacts of any accidental spills;
- The area will be monitored for leaks and spills. In the unlikely event of a minor spillage, the contractor will halt the activity and corrective measures will be implemented. Any spills will be immediately reported to the MECP Spills Action Centre (1-800-268-6060) and RVCA.

5.3 Wildlife, Significant Wildlife Habitat and Migratory Birds

Several wildlife species were documented through background data review and have been confirmed through field investigations. Wildlife and associated habitat observed within the Site was typical of a disturbed setting and based on field observation common species are expected to be present within these habitat features all with secure habitats in Ontario.

Features in the Study Area may provide candidate significant wildlife habitat in the form of Bat Maternity Colonies, Amphibian Breeding habitat (Wetlands), and Amphibian Movement Corridors. As there will be no impacts to the wetlands adjacent to Stillwater Creek (within the valleyland) where the candidate amphibian breeding and movement corridors are identified, it is anticipated that these features will continue to provide habitat for amphibians during and after project completion. However, there will be impacts to approximately 649 m^2 of the MAMM3 – Mixed Mineral Meadow Marsh community north of the Scots Pine naturalized plantation to construct the access road. There will also be an approximate total of 3,231 m^2 of forested habitat permanently removed because of the access road construction; however, it is expected that due to the amount of contiguous forested habitat remaining both north and south of the Site after construction is complete, there will not be a significant negative impact to the candidate Bat Maternity Colonies habitat because of the project.

Many bird species were observed, and the Site provides suitable breeding bird habitat. Construction activities have the potential to damage nests and/or disturb breeding birds within the Study Area. Direct impacts to individuals, nests and/or nestlings may occur within five (5) ELC vegetation communities (FOCM6-3 – Dry-Fresh Scots Pine Naturalized Coniferous Plantation, FODM4-5 – Dry-Fresh Manitoba Maple Deciduous Forest, MAMM3 – Mixed Mineral Meadow Marsh, MEMM3 – Dry-Fresh Mixed Meadow, and THDM2 – Dry-Fresh Deciduous Shrub Thicket,) as a result of vegetation and tree removals during Site preparation.

Vegetation clearing, use of heavy machinery, increased human presence, noise and light pollution, soil compaction, stockpiled earth, and sedimentation of existing terrestrial habitat has the potential to indirectly impact a variety of wildlife.

The City of Ottawa's *Protocol for Wildlife Protection during Construction* (2015) was developed as part of the City's Wildlife Strategy. The protocol is a compilation of best practices that serves as a guide and a common frame of reference for the city and the development industry in addressing wildlife protection during construction (City of Ottawa, 2015). This protocol is intended to help reduce the direct impacts of development on wildlife that occur during construction (ibid). The protocol promotes best management practices relating to sensitive timing windows for clearing, pre-stressing, site clearing, construction site management, wildlife encounters, wildlife-proofing, and owner awareness (ibid).

General habitat for several wildlife species were observed within the Site, therefore, it is recommended that this protocol be included in the Contract Documents to guide wildlife protection prior to and during construction. Refer to the City of Ottawa's *Protocol for Wildlife Protection during Construction* (2015) for further information. The following mitigation measures are also proposed to avoid or mitigate impacts:

+ Removal of natural vegetation will be minimized and clearly delineated on construction drawings;
+ Workforce will be educated on potential wildlife which could occur in the vicinity of the work area and measures to avoid wildlife;

- Removal of woody vegetation will not occur during the breeding bird season from April 15th - August 31st inclusive, unless a qualified biologist has searched the Site for nests and concluded that no nests are present, no more than 2 days prior to clearing. If nests are found, a protective buffer around the nest location will be required until such time that the nest is abandoned;
- When possible, work will be completed during daylight hours. If nighttime lights are used, they will be installed to illuminate the work area only to minimize impacts to nighttime activities of wildlife;
- Existing access roads will be used as much as possible and speed limits will be clearly posted on site access and construction roads to minimize the potential for turtle road mortality.
- Stockpiled materials will be surrounded by sediment control fencing to prevent nesting by birds, turtles, and snakes;
- Vehicles and equipment will have the appropriate mufflers installed;
- Vehicle and equipment engine idling will be minimized;
- Construction vehicles will have designated access routes from and to the construction area;
- If a wildlife species individual is encountered at the Site, work will be stopped until the individual either moves off the site or can be relocated by trained personnel;
- Design of structures should consider City of Ottawa Bird Safe Design Guidelines for components such as windows and window treatments, landscaping, etc.

5.4 Species at Risk

At this time, no endangered or threatened SAR have been identified within the buildable area on-Site; however, the Project has the potential to directly impact nine (9) SAR and/or their habitat: Monarch, Blanding's Turtle, Snapping Turtle, Barn Swallow, Eastern Wood-Pewee, Evening Grosbeak, Wood Thrush, Little Brown Myotis, and Northern Myotis. A summary of these potential adverse effects is listed below.

Habitat is present for Monarch, identified during background review and confirmed during field investigations. It is anticipated that approximately 29,806 m^2 of meadow habitat will be permanently removed because of the proposed development. These open areas are predominately comprised of ground cover, wildflowers, and other herbaceous flowering plants, with patches of regenerating tree and shrub species. Although these areas provide general nectaring habitat for Monarch, due the frequently disturbed nature of these lands because of the on-going commercial heavy equipment business currently in operation, high quality breeding habitat required by this species will not be adversely affected because of this project.

Habitat for SAR turtles (i.e., Blanding's Turtle, and Snapping Turtle) is present within Stillwater Creek and the adjacent wetlands. Although impacts to the creek are not anticipated, impacts to approximately 649 m^2 of wetland habitat (MAMM3 – Mixed Mineral Meadow Marsh community north of the Scots Pine naturalized plantation) will be permanently removed because of the proposed access road, therefore effects to these species may occur during Site clearing and during construction activities if turtles occasionally move through the Site.

There will be an approximate total of 3,231 m^2 of forested habitat permanently removed because of the access road construction. The forests north of the railway provide habitat for the three (3) SAR forest birds (Eastern Wood-pewee, Evening Grosbeak, and Wood Thrush), and potentially SAR bats. It is assumed that due to the amount of contiguous forested habitat remaining both north and south of the proposed development after construction is complete, there will not be a significant negative impact to these species' habitats because of the project.

Although no nests created by Barn Swallow were observed within the Study Area during the 2021 field investigations, existing structures located in the CVC-1 community may provide suitable nesting habitat for this species.

Refer to **Section 5.3** above to review the recommended avoidance and mitigations measures proposed to protect general wildlife including birds, bats and herpetofauna. To ensure compliance under Section 9 and/or Section 10 of the ESA, and to protect SAR and SAR habitat during development and operations of the proposed project activities, the following general mitigation measures are recommended:

- A worker awareness program shall be provided to all on-site personnel that includes species at risk identification and habitat characteristics, such as the Ottawa Species at Risk Handbook (OSC, 2014), and provides general species-specific guidance with respect to appropriate actions to be taken whenever these species are encountered;
- A daily pre-construction search of the machinery and the work area shall be implemented to identify presence of species at risk, as animals may be found hiding or basking around equipment, rocks, debris piles etc;
- If endangered or threatened species are observed in or near the study area, work shall stop immediately, a photograph shall be taken of the species (if possible) and the SAR shall be allowed to move out of the work area on its own. The MECP shall be notified (as required).

5.5 Related General Considerations

Construction activities may impact air quality because of noise, fugitive dust or vehicle/equipment exhaust. This potential impact could affect all ecological terrestrial and aquatic species and features and water quality within Stillwater Creek. The following mitigation measures are proposed to avoid or mitigate impacts:

- Dust Management Plan will be developed by the contractor prior to construction;
- All equipment and vehicles will be equipped with dust collectors and mufflers as appropriate;
- During concrete removal, tarps will be used to contain airborne dust particles;
- Water will be applied, at a minimum, daily, to all inactive disturbed surface areas. Water will be applied more frequently if required to prevent the visible emissions of fugitive dust;
- Water will be applied to all unpaved roads used for vehicular traffic at a frequency enough to prevent the visible emissions of fugitive dust;
- Clean gravel with low fines content will be chosen as material to top unpaved roads. Unpaved roads will be regularly graded and maintained to avoid wash boarding and rutting that can increase fugitive dust emissions;
- All loads on haul trucks will be covered;

- During very windy conditions, material handling/transfer activity that generates fugitive dust will be avoided or reduced. If it is not possible to reschedule the activity, increased application of water for dust suppression may be used;
- A sprinkler or spray system will be considered for areas requiring frequent wetting;
- Water will be applied to all open stockpiles daily when there is evidence of wind driven fugitive dust;
- Wetted stockpiles will be surrounded with sediment and erosion control measures (i.e., fencing);
- Materials with the potential to generate dust will be sprayed with water 15 minutes prior to handling and/or at points of transfer;
- Disturbed areas will be re-vegetated following a re-vegetation plan which will utilize native shrubs and trees, based on local conditions, to promote the quick re-growth of a natural habitat and minimize fugitive dust.

6. Summary and Recommendations/Conclusions

This EIS provides an analysis of the potential impacts to the valued ecosystem components that may result from the proposed development of the Site located at 1987 Robertson Road in Ottawa, Ontario, Canada.

The development of the Site may result in impacts which could affect valued ecosystem components largely because of construction activities and the permanent removal of existing vegetation. Although the Study Area has been previously disturbed due to the on-going commercial heavy equipment business currently in operation, new disturbances to the natural environment will occur.

With proper implementation of avoidance and mitigations measures as outlined within this EIS, the works associated with the project are not likely to result in long term adverse effects to adjacent vegetation communities, Stillwater Creek and its associated wetlands, and wildlife habitat. Impacts to habitat function in adjoining habitats, are anticipated to be temporary so long as proper environmental protection measures are implemented, monitored, and applied effectively during construction.

The ecological features and functions identified within and adjacent to the Site which may be impacted by this development include the following:

- Increased potential sediment and erosion into the Stillwater Creek as a result of construction activities;
- Damage or loss of trees during construction;
- The loss of migratory bird nest, eggs and nestling due to tree cutting, vegetation clearing or building demolition activities;
- Temporary disruption to wildlife within and adjacent to Site during construction activities;
- Changes in air quality including of noise, fugitive dust or vehicle/equipment exhaust.

By following the mitigation measures recommended in the EIS the proposed development is not anticipated to result in adverse environmental effects to the natural heritage features identified based on the design information available at the time of this assessment.

Due to the potential limited impacts to fish and fish habitat associated with the construction of the access road, a request for Project Review under the *Fisheries Act* will be submitted to DFO.

Although a loss of SAR habitat is expected because of the Project, with proper implementation of the avoidance and mitigation measures recommended in this EIS, it is anticipated that impacts to SAR individuals will be avoided, and breeding/roosting habitat will remain available in adjacent lands after project completion.

Further consultation with regulatory authorities is recommended as the project advances and more detailed design and staging information becomes available to ensure that impacts are appropriately considered and addressed.

6.1 Study Limitations and Constraints

CIMA+ completed diligent and reasonable research in the conduct of this evaluation, with respect to the recognized laws and standards of practice.

The facts presented in this report are strictly limited to the period of investigation. The conclusions presented in this report are based on the available information and documents, the observations made during the Site visit and the information obtained from communications with various contacts. The interpretation presented in this report is 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 as legal advice.

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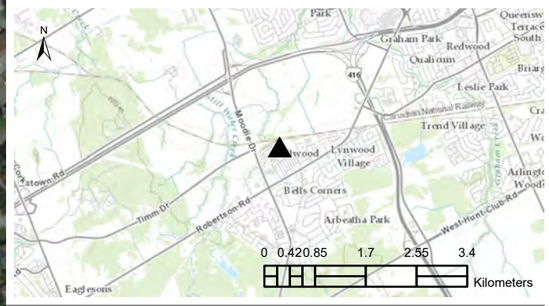
A

Appendix A
Figures

Site boundary

120 m - Study Area



Spatial Reference:
Name: NAD 1983 CSRS Ontario MNR Lambert
PCS: NAD 1983 CSRS Ontario MNR Lambert
GCS: GCS North American 1983 CSRS
Datum: North American 1983 CSRS
Projection: Lambert Conformal Conic

Sources:
- Terrestrial Survey, 2021
- Basemap : City of Ottawa, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, AAFC, NRCan, Maxar

General Notes:
Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

Figure 1 - Site Location Map

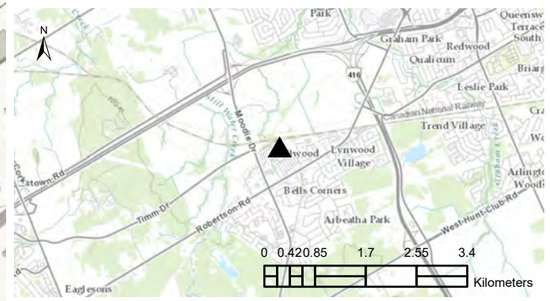
Environmental Impact Statement - Proposed Site Redevelopment
Stillwater Station, 1987 Robertson Rd, Ottawa, Ontario
Stillwater Station Ltd.

Ref # : A001177-110-080

Survey by : C. Little
Figure by : J. Scott
Concept by : J. Scott
Verified by : K. Markvorsen

Site boundary

Building as Symbol
Building to Scale
208 Spot Height
200 Index Contour
Contour
Wooded Area
Wetland
Waterbody
184 Waterbody Elevation
Watercourse



Spatial Reference:
Name: NAD 1983 CSRS Ontario MNR Lambert
PCS: NAD 1983 CSRS Ontario MNR Lambert
GCS: GCS North American 1983 CSRS
Datum: North American 1983 CSRS
Projection: Lambert Conformal Conic

Sources:
- Terrestrial Survey, 2021
- Basemap : Land Information Ontario, 2021

General Notes:
Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

Figure 2 - Topography Map

Environmental Impact Statement - Proposed Site Redevelopment
Stillwater Station, 1987 Robertson Rd, Ottawa, Ontario
Stillwater Station Ltd.

Ref # : A001177-110-080

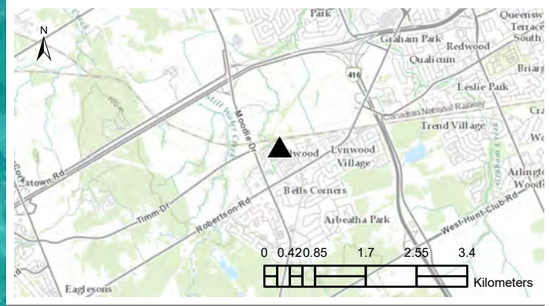
Survey by : C. Little
Figure by : J. Scott
Concept by : J. Scott
Verified by : K. Markvorsen

Site boundary

Surficial Geology

5b: Stone-poor, carbonate-derived silty to sandy till

10a: Massive-well laminated



Spatial Reference:
Name: NAD 1983 CSRS Ontario MNR Lambert
PCS: NAD 1983 CSRS Ontario MNR Lambert
GCS: GCS North American 1983 CSRS
Datum: North American 1983 CSRS
Projection: Lambert Conformal Conic

Sources:
- Ontario Geological Survey 2010. Surficial geology of southern Ontario; Ontario Geological Survey, Miscellaneous Release—Data 128 – Revised.
- Basemap : City of Ottawa, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, AAFC, NRCan,

General Notes:

Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

Figure 3 - Surficial Geology Map

Environmental Impact Statement - Proposed Site Redevelopment
Stillwater Station, 1987 Robertson Rd, Ottawa, Ontario
Stillwater Station Ltd.

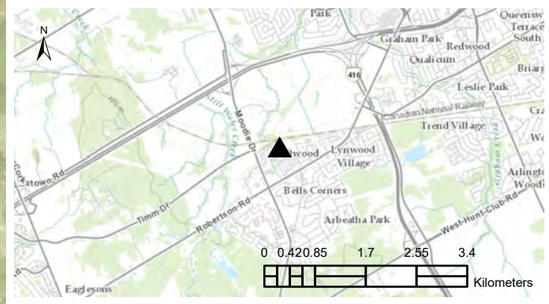
Ref # : A001177-110-080

Survey by : C. Little
Figure by : J. Scott
Concept by : J. Scott
Verified by : K. Markvorsen

Site boundary

Bedrock Geology

53,Dolostone, sandstone



Spatial Reference:
Name: NAD 1983 CSRS Ontario MNR Lambert
PCS: NAD 1983 CSRS Ontario MNR Lambert
GCS: GCS North American 1983 CSRS
Datum: North American 1983 CSRS
Projection: Lambert Conformal Conic

Sources:
- Ontario Geological Survey 2011. 1:25,000 scale - bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release—Data 126 – Rev 1.
- Basemap : City of Ottawa, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, AAFC, NRCan,

General Notes:

Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

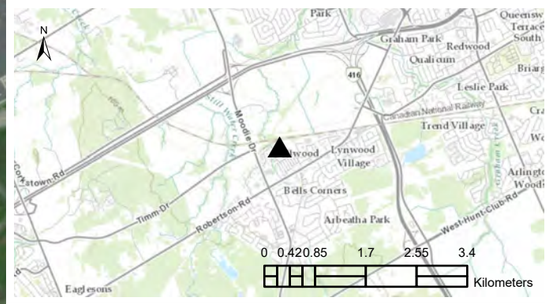
Figure 4 - Bedrock Geology Map

Environmental Impact Statement - Proposed Site Redevelopment
Stillwater Station, 1987 Robertson Rd, Ottawa, Ontario
Stillwater Station Ltd.

Ref # : A001177-110-080

Survey by : C. Little
Figure by : J. Scott
Concept by : J. Scott
Verified by : K. Markvorsen

Site boundary
Unevaluated Wetland
Watercourse
Top of Bank
Limit of Hazard Lands
Woodland



Spatial Reference:
Name: NAD 1983 CSRS Ontario MNR Lambert
PCS: NAD 1983 CSRS Ontario MNR Lambert
GCS: GCS North American 1983 CSRS
Datum: North American 1983 CSRS
Projection: Lambert Conformal Conic

Sources:
- Terrestrial Survey, 2021
- Woodland, wetland, watercourse, LIO, 2021
- Top of Bank, Limit of Hazard Lands, Paterson Group, 2021
- Basemap : City of Ottawa, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS,

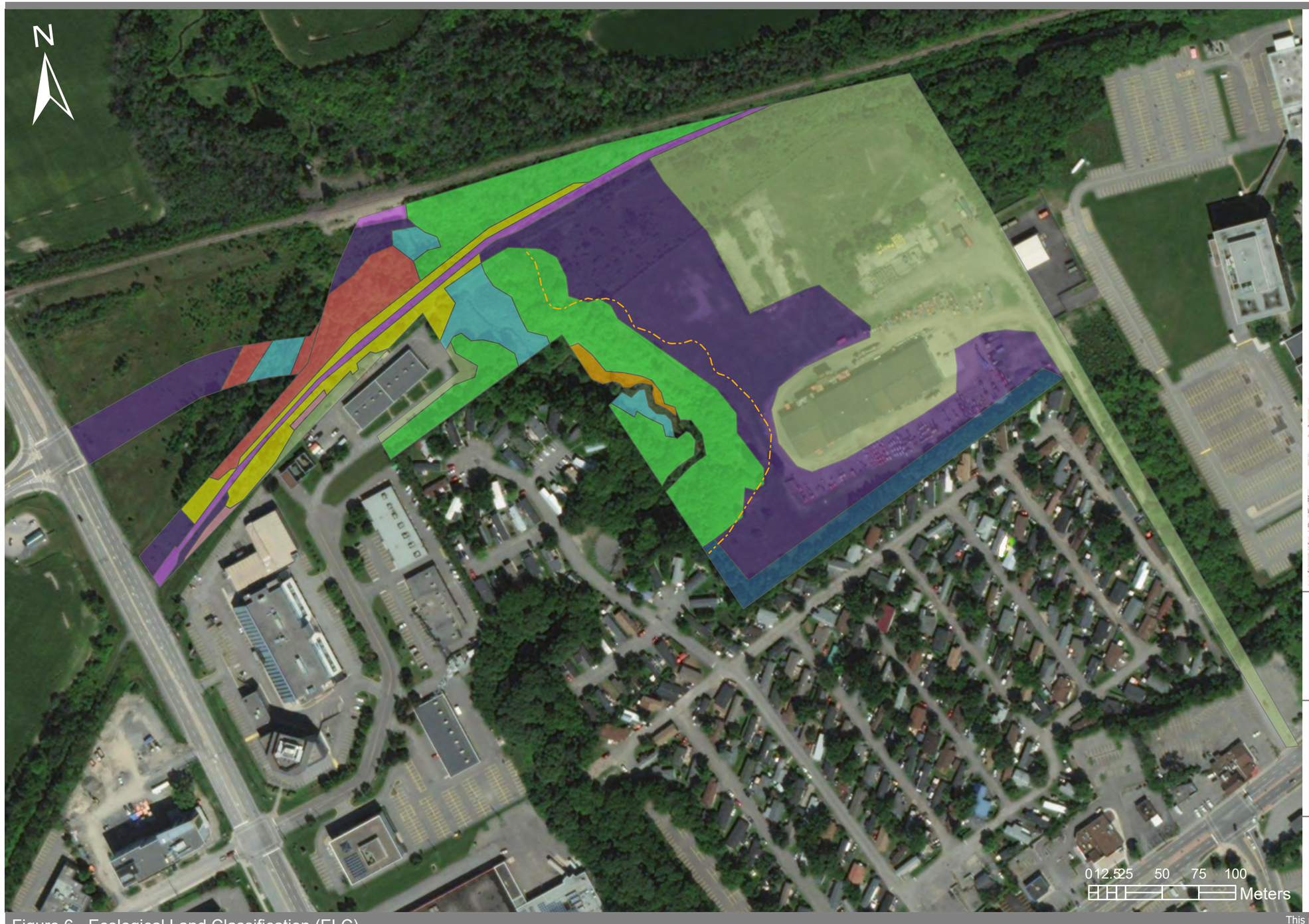
General Notes:
Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

Figure 5 - Mapped Natural Heritage Features

Environmental Impact Statement - Proposed Site Redevelopment
Stillwater Station, 1987 Robertson Rd, Ottawa, Ontario
Stillwater Station Ltd.

Ref # : A001177-110-080

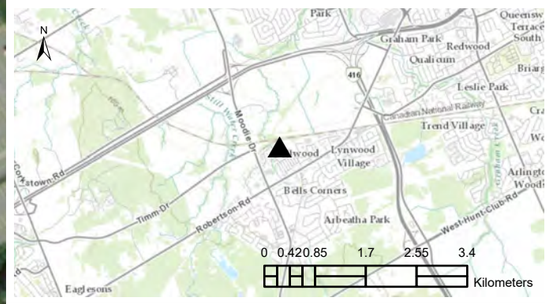
Survey by : C. Little
Figure by : J. Scott
Concept by : J. Scott
Verified by : K. Markvorsen



Limit of Hazard Lands

ELC Communities

- CVC_1 - Business Sector
- CVI_1 - Transportation
- FOCM6-3 - Dry-Fresh Scots Pine Naturalized Coniferous Plantation
- FODM11 - Naturalized Deciduous Hedge-Row
- FODM4-5 - Dry-Fresh Manitoba Maple Deciduous Forest
- MAMM1-2 - Cattail Graminoid Mineral Meadow Marsh
- MAMM3 - Mixed Mineral Meadow Marsh
- MEMM3 - Dry-Fresh Mixed Meadow
- SWTM3-6 Mixed Willow Mineral Deciduous Thicket Swamp
- THDM2 - Dry-Fresh Deciduous Shrub Thicket



Spatial Reference:
Name: NAD 1983 CSRS Ontario MNR Lambert
PCS: NAD 1983 CSRS Ontario MNR Lambert
GCS: GCS North American 1983 CSRS
Datum: North American 1983 CSRS
Projection: Lambert Conformal Conic

Sources:
- Terrestrial Survey, 2021
- Basemap : City of Ottawa, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, AAFC, NRCan, Maxar

General Notes:
Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

Figure 6 - Ecological Land Classification (ELC)

Environmental Impact Statement - Proposed Site Redevelopment
Stillwater Station, 1987 Robertson Rd, Ottawa, Ontario
Stillwater Station Ltd.

Ref # : A001177-110-080

Survey by : C. Little
Figure by : J. Scott
Concept by : J. Scott
Verified by : K. Markvorsen

B

Appendix B
Preliminary Design

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)

CN SPUR LINE (ABANDONED)

CITY ROAD (26 m R.O.W.)

ACCESS ROAD

TIMM DRIVE

MOODIE DRIVE

Moodie Dr

STILLWATER CREEK

VANIER ROAD

STAFFORD ROAD WEST

LIMIT OF HAZARD LANDS

TOP OF SLOPE

553 SQ M

PARKLAND
(10% OF USABLE LAND)

PRIVATE ROAD (22 m R.O.W.)

CITY ROAD (24 m R.O.W.)

MULTIUSE PATHWAY

90R

50R

A1
20 STOREYS
6 STOREYS

A2
16 STOREYS

B1
20 STOREYS
6 STOREYS

B2
16 STOREYS
6 STOREYS

C1
16 STOREYS
6 STOREYS

C2
12 STOREYS
6 STOREYS

D1
12 STOREYS
6 STOREYS

E1
16 STOREYS
6 STOREYS

E2
6 STOREYS

AG

GM18 F(1.0) H(34)

IP

IP[1530]

IP1

IP2

F

DEVELOPMENT STATISTICS:

Total Site Area = 95,882.125 sq m (23.69 acres)
(as per survey drawing)

Total Developable Land = 51327.52 sq m (12.68 acres)
(including private roads and parkland)

Public Roads, M.U.P. & Open Space = 44,554.61 sq m (11.01 acres)
(to be ceded to N.C.C.)

PLOT ID	PROPOSED DEVELOPMENT	GROSS CONSTRUCTION AREA	COMMERCIAL AREA ON GF	DWELLING UNITS
Plot 'A' Phase - 1	A1 20-STOREY TOWER WITH 6-STOREY PODIUM	256,885 sq. ft.	3,552 sq. ft.	274
	A2 16-STOREY TOWER WITH 6-STOREY PODIUM	222,517 sq. ft.	7,104 sq. ft.	233
Plot 'B' Phase - 2	B1 20-STOREY TOWER WITH 6-STOREY PODIUM	254,204 sq. ft.	3,444 sq. ft.	271
	B2 16-STOREY TOWER WITH 6-STOREY PODIUM	222,204 sq. ft.	9,472 sq. ft.	230
Plot 'C' Phase - 3	C1 16-STOREY TOWER WITH 6-STOREY PODIUM	215,337 sq. ft.	---	233
	C2 12-STOREY TOWER WITH 6-STOREY PODIUM	185,705 sq. ft.	7,535 sq. ft.	193
Plot 'D' Phase - 4	D1 12-STOREY TOWER WITH 6-STOREY PODIUM	201,581 sq. ft.	10,549 sq. ft.	207
Plot 'E' Phase - 5	E1 16-STOREY TOWER WITH 6-STOREY PODIUM	160,536 sq. ft.	---	174
	E2 6-STOREY BUILDING	103,636 sq. ft.	---	112
TOTAL		1,822,605 sq. ft. 169,324 sq. m.	41,657 sq. ft. 3,870 sq. m.	1,925

Tower Footprint = 743 sq m (8,000 sq ft)

Total Parking Spaces = 1,778 (0.92 per DU)
(2 levels underground + on-street surface parking)

rla/architecture

THE PROPERTIES GROUP

Site Plan

Sep 2021

STILLWATER STATION
1987 Robertson Road, Ottawa ON

0 5 10 20m

SHEET # SP-M1

PROJECT # 1811

PLOT AREAS:

PLOT ID & PHASE	PLOT AREA	GROSS CONSTRUCTION AREA	DWELLING UNITS
Plot 'A' Phase - 1	110,404 sq. ft. 10,256.81 sq. m.	479,401 sq. ft.	507
Plot 'B' Phase - 2	99,689 sq. ft. 9,261.37 sq. m.	476,409 sq. ft.	501
Plot 'C' Phase - 3	94,367 sq. ft. 8,766.97 sq. m.	401,042 sq. ft.	425
Plot 'D' Phase - 4	41,068 sq. ft. 3,815.35 sq. m.	201,581 sq. ft.	207
Plot 'E' Phase - 5	74,030 sq. ft. 6,877.64 sq. m.	264,172 sq. ft.	286
	TOTAL	1,822,605 sq. ft. 169,324 sq. m.	1,925

rla/architecture

THE PROPERTIES GROUP

Plot Plan & Phasing

Sep 2021

STILLWATER STATION
1987 Robertson Road, Ottawa ON

0 5 10 20m

SHEET # SP-M2

PROJECT # 1811

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)

CN SPUR LINE (ABANDONED)

CITY ROAD (26 m R.O.W.)

ACCESS ROAD

AG

TIMM DRIVE

MOODIE DRIVE

Moodie Dr

90R

50R

STILLWATER CREEK

VANIER ROAD

STAFFORD ROAD WEST

GM18 F(1.0) H(34)

IP

IP[1530]

IP1

IP2

F

LIMIT OF HAZARD LANDS

TOP OF SLOPE

A1
20 STOREYS
6 STOREYS
A2
16 STOREYS

B1
20 STOREYS
6 STOREYS
6 STOREYS
B2
16 STOREYS

6 STOREYS
E1
16 STOREYS

PRIVATE ROAD (22 m R.O.W.)

D1
12 STOREYS
6 STOREYS

CITY ROAD (24 m R.O.W.)

C1
16 STOREYS
C2
12 STOREYS
6 STOREYS

E2
6 STOREYS

PRIVATE ROAD (22 m R.O.W.)

MULTIUSE PATHWAY

553 SQ M

PARKLAND
(10% OF USABLE LAND)

SITE BOUNDARY (AS PER SURVEY)
LAND TO BE CEDED TO N.C.C.
PARKLAND
OPEN SPACE - PRIVATE

RESIDENTIAL PODIUM - 6 STOREYS
RESIDENTIAL TOWER - 12-20 STOREYS
COMMERCIAL ON GROUND FLOOR (RETAIL, F&B)

CITY ROADS
PRIVATE ROADS
MULTIUSE PATHWAY
ACTIVE STREET-FRONTS

rla/architecture

THE PROPERTIES GROUP

Land Use Plan

Sep 2021

STILLWATER STATION
1987 Robertson Road, Ottawa ON

0 5 10 20m

SHEET # SP-M3

PROJECT # 1811

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)

CN SPUR LINE (ABANDONED)

CITY ROAD (26 m R.O.W.)

ACCESS ROAD

TIMM DRIVE

MOODIE DRIVE

STILLWATER CREEK

VANIER ROAD

STAFFORD ROAD WEST

PRIVATE ROAD (22 m R.O.W.)

CITY ROAD (24 m R.O.W.)

MULTIUSE PATHWAY

LIMIT OF HAZARD LANDS

TOP OF SLOPE

553 SQ M

PARKLAND
(10% OF USABLE LAND)

90R

50R

AG

IP2

IP1

IP

IP[1530]

GM18 F(1.0) H(34)

F

A1	20 STOREYS
A2	16 STOREYS
B1	20 STOREYS
B2	16 STOREYS
C1	16 STOREYS
C2	12 STOREYS
D1	12 STOREYS
E1	16 STOREYS
E2	6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

6 STOREYS

12 STOREYS

16 STOREYS

20 STOREYS

rla/architecture

THE PROPERTIES GROUP

Building Heights Plan

Sep 2021

STILLWATER STATION
1987 Robertson Road, Ottawa ON

0 5 10 20m

SHEET # SP-M4

PROJECT # 1811

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)

CN SPUR LINE (ABANDONED)

CITY ROAD (26 m R.O.W.)

ACCESS ROAD

TIMM DRIVE

MOODIE DRIVE

Moodie Dr

90R

50R

STILLWATER CREEK

VANIER ROAD

LIMIT OF HAZARD LANDS

TOP OF SLOPE

STAFFORD ROAD WEST

MULTIUSE PATHWAY

PRIVATE ROAD (22 m R.O.W.)

CITY ROAD (24 m R.O.W.)

A1
20 STOREYS
6 STOREYS

A2
16 STOREYS

B1
20 STOREYS
6 STOREYS

B2
16 STOREYS
6 STOREYS

C1
16 STOREYS

C2
12 STOREYS
6 STOREYS

D1
12 STOREYS
6 STOREYS

E1
16 STOREYS
6 STOREYS

E2
6 STOREYS

553 SQ M

PARKLAND
(10% OF USABLE LAND)

AG

GM18 F(1.0) H(34)

IP

IP[1530]

F

IP1

IP2

SIDEWALKS

PEDESTRIAN CONNECTIONS

ACTIVE STREET-FRONTS

rla/architecture

THE PROPERTIES GROUP

Pedestrian Circulation Plan

Sep 2021

STILLWATER STATION
1987 Robertson Road, Ottawa ON

0 5 10 20m

SHEET # SP-M5

PROJECT # 1811

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)

CN SPUR LINE (ABANDONED)

CITY ROAD (26 m R.O.W.)

ACCESS ROAD

TIMM DRIVE

MOODIE DRIVE

Moodie Dr

AG

IP2

MULTIUSE PATHWAY

STILLWATER CREEK

VANIER ROAD

LIMIT OF HAZARD LANDS

TOP OF SLOPE

STAFFORD ROAD WEST

GM18 F(1.0) H(34)

IP[1530]

IP

IP1

F

90R

50R

A

A1 20 STOREYS 6 STOREYS

A2 16 STOREYS

109.63

38.00

84.36

41.90

B

B1 20 STOREYS

B2 16 STOREYS 6 STOREYS

94.37

PRIVATE ROAD (22 m R.O.W.)

C

C1 16 STOREYS

C2 12 STOREYS 6 STOREYS

80.00

92.21

D

D1 12 STOREYS

D2 6 STOREYS

85.89

42.00

CITY ROAD (24 m R.O.W.)

E

E1 16 STOREYS 6 STOREYS

E2 16 STOREYS 6 STOREYS

178.80

34.00

PRIVATE ROAD (22 m R.O.W.)

553 SQ M

PARKLAND
(10% OF USABLE LAND)

CITY ROADS

PRIVATE ROADS

ON-STREET PARKING

UNDERGROUND PARKING

FUTURE ROAD CONNECTIONS

rla/architecture

THE PROPERTIES GROUP

Vehicular Circulation Plan

Sep 2021

STILLWATER STATION
1987 Robertson Road, Ottawa ON

0 5 10 20m

SHEET # SP-M6

PROJECT # 1811

C

Appendix C
Consultation & Correspondance

From:	McCreight, Laurel
To:	Casey Little
Cc:	aglass@prpgrp.com; Kai Markvorsen
Subject:	RE: Stillwater Station - EIS Request for Information
Date:	August 25, 2021 3:06:16 PM

EXTERNAL EMAIL

Hi Casey,

Thank you for reaching out. As per the pre-consultation notes, I can provide the following:

Environment

- The Subject property has a watercourse and part of the Natural Heritage System. As such, an EIS will be required which should cover the following,
  - Natural Heritage System feature- the valleyland associated with the watercourse is part of this feature
  - Species at Risk
  - Watercourse setbacks (OP 4.7.3)
  - Further details of EIS requirements can be found in OP 4.7.8 or the EIS guidelines
- There is an unevaluated wetland in the greenbelt lands adjacent to the trail in the passive open space area.
- Stillwater creek watercourse runs through the property and a 30 metre setback is required from the normal high-water mark or 15 metres to top of bank, whichever is greater and with the recommendations from the geotechnical report.
- The City may look at the dedication of Stillwater Creek lands through the subdivision process.
- Schedule K of the Official Plan identifies the ravine as an unstable slope.
- Please consult with the RVCA- permits may be required.
- There is potential for butternut where trees are present

Please contact Environmental Planner, Sami Rehman for follow-up questions.

Regards,
Laurel

From: Casey Little <Casey.Little@cima.ca>
Sent: August 25, 2021 2:05 PM
To: McCreight, Laurel <Laurel.McCreight@ottawa.ca>
Cc: aglass@prpgrp.com; Kai Markvorsen <Kai.Markvorsen@cima.ca>
Subject: Stillwater Station - EIS Request for Information

Good afternoon Ms. McCreight,

CIMA+ has been contracted by The Properties Group Management Ltd. to prepare an Environmental Impact Study (EIS) in support of the Secondary Plan for the proposed residential development of the property referred

to Stillwater Station, located at 1987 Robertson Rd, Ottawa, ON.

The proposed development will involve a combination of commercial and residential buildings located 1987 Robertson Rd, Ottawa, ON, part of Lot 11, Concession 2 of Nepean Geographic Township. The Study Area is approximately 23.68 acres, in the neighbourhood of Bells Corners and is situated south of the Beachburg Rail Corridor and Carleton Place Rail Corridor. The site can be accessed from Robertson Road to the south and Moodie Drive to the west.

Refer to the included map for the Study Area boundaries.

We have reviewed relevant background data and have determined the following natural heritage constraints within or adjacent to the site:

- Stillwater Creek;
- RVCA regulatory limit;
- Unevaluated wetlands;
- Woodlands; and
- SAR habitat.

We are contacting you to obtain any further information on environmental features and/or conditions for and adjacent (within 120 meters) to the site prior to us drafting the EIS for this project.

Do not hesitate to contact me should you want to discuss this request or require further information.

Respectfully,

CASEY LITTLE
Biologist / Urban Planning and Environment

T 613-860-2462 **M** 343-575-0098 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA 415 Baseline Road West, 2nd Floor, Bowmanville, ON L1C 5M2 CANADA

'

que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

'

Jamieson-Lee Scott

From: Jamieson-Lee Scott
Sent: August 31, 2021 2:05 PM
To: SARontario@ontario.ca
Subject: Stillwater Station - EIS Request for Information
Attachments: Site Plan. JPG.JPG

Good day,

CIMA+ has been contracted by The Properties Group Management Ltd. to prepare an Environmental Impact Study (EIS) in support of the Secondary Plan for the proposed residential development of the property referred to Stillwater Station, located at 1987 Robertson Rd, Ottawa, ON.

The proposed development will involve a combination of commercial and residential buildings located 1987 Robertson Rd, Ottawa, ON, part of Lot 11, Concession 2 of Nepean Geographic Township. The Study Area is approximately 23.68 acres, in the neighbourhood of Bells Corners and is situated south of the Beachburg Rail Corridor and Carleton Place Rail Corridor. The site can be accessed from Robertson Road to the south and Moodie Drive to the west.

Refer to the included map for the Study Area boundaries.

We have reviewed relevant background data and have determined the following natural heritage constraints within or adjacent to the site:

- Stillwater Creek;
- RVCA regulatory limit;
- Unevaluated wetlands;
- Woodlands; and
- SAR habitat.

We are contacting you to obtain any further information on environmental features and/or conditions for and adjacent (within 120 meters) to the site prior to us drafting the EIS for this project.

Do not hesitate to contact me should you want to discuss this request or require further information.

Respectfully,

JAMIESON-LEE SCOTT, B.A. Anth.
Technologist / Environnement et urbanisme
Technologiste / Environnement et urbanisme

T 613-860-2462 ext. 6662 **M** 343-961-3309 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA

Jamieson-Lee Scott

Subject: FW: Stillwater Station - EIS Request for Information
Attachments: Site Plan. JPG.JPG

From: Jamieson-Lee Scott
Sent: August 31, 2021 2:25 PM
To: Kemptville.Inforequest@ontario.ca
Subject: Stillwater Station - EIS Request for Information

Good day,

CIMA+ has been contracted by The Properties Group Management Ltd. to prepare an Environmental Impact Study (EIS) in support of the Secondary Plan for the proposed residential development of the property referred to Stillwater Station, located at 1987 Robertson Rd, Ottawa, ON.

The proposed development will involve a combination of commercial and residential buildings located 1987 Robertson Rd, Ottawa, ON, part of Lot 11, Concession 2 of Nepean Geographic Township. The Study Area is approximately 23.68 acres, in the neighbourhood of Bells Corners and is situated south of the Beachburg Rail Corridor and Carleton Place Rail Corridor. The site can be accessed from Robertson Road to the south and Moodie Drive to the west.

Refer to the included map for the Study Area boundaries.

We have reviewed relevant background data and have determined the following natural heritage constraints within or adjacent to the site:

- Stillwater Creek;
- RVCA regulatory limit;
- Unevaluated wetlands;
- Woodlands; and
- SAR habitat.

We are contacting you to obtain any further information on environmental features and/or conditions for and adjacent (within 120 meters) to the site prior to us drafting the EIS for this project.

Do not hesitate to contact me should you want to discuss this request or require further information.

Respectfully,

JAMIESON-LEE SCOTT, B.A. Anth.
Technologist / Environnement et urbanisme
Technologiste / Environnement et urbanisme

T 613-860-2462 ext. 6662 **M** 343-961-3309 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA

Jamieson-Lee Scott

From: Jamieson-Lee Scott
Sent: August 31, 2021 2:18 PM
To: 'info@ncc-ccn.ca'
Subject: Stillwater Station - EIS Request for Information
Attachments: Site Plan. JPG.JPG

Good day,

CIMA+ has been contracted by The Properties Group Management Ltd. to prepare an Environmental Impact Study (EIS) in support of the Secondary Plan for the proposed residential development of the property referred to Stillwater Station, located at 1987 Robertson Rd, Ottawa, ON.

The proposed development will involve a combination of commercial and residential buildings located 1987 Robertson Rd, Ottawa, ON, part of Lot 11, Concession 2 of Nepean Geographic Township. The Study Area is approximately 23.68 acres, in the neighbourhood of Bells Corners and is situated south of the Beachburg Rail Corridor and Carleton Place Rail Corridor. The site can be accessed from Robertson Road to the south and Moodie Drive to the west.

Refer to the included map for the Study Area boundaries.

We have reviewed relevant background data and have determined the following natural heritage constraints within or adjacent to the site:

- Stillwater Creek;
- RVCA regulatory limit;
- Unevaluated wetlands;
- Woodlands; and
- SAR habitat.

We are contacting you to obtain any further information on environmental features and/or conditions for and adjacent (within 120 meters) to the site prior to us drafting the EIS for this project.

Do not hesitate to contact me should you want to discuss this request or require further information.

Respectfully,

JAMIESON-LEE SCOTT, B.A. Anth.
Technologist / Environnement et urbanisme
Technologiste / Environnement et urbanisme

T 613-860-2462 ext. 6662 **M** 343-961-3309 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA

Suzanne Cousineau

De: Casey Little
Envoyé: 8 septembre 2021 09:46
À: Casey Little
Objet: FW: Stillwater Station - EIS Request for Information - Background Report
Pièces jointes: NCC_Stillwater_Report2013_Final.pdf

CASEY LITTLE
Biologist / Urban Planning and Environment

T 613-860-2462 **M** 343-575-0098 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA 415 Baseline Road West, 2nd Floor, Bowmanville, ON L1C 5M2 CANADA

From: Jamieson-Lee Scott <Jamieson-Lee.Scott@cima.ca>
Sent: September 2, 2021 9:23 AM
To: Casey Little <Casey.Little@cima.ca>
Subject: FW: Stillwater Station - EIS Request for Information

From: Jennifer Lamoureux <jennifer.lamoureux@rvca.ca>
Sent: September 2, 2021 8:39 AM
To: Jamieson-Lee Scott <Jamieson-Lee.Scott@cima.ca>
Cc: Eric Lalande <eric.lalande@rvca.ca>; Matt Jokiel <matt.jokiel@rvca.ca>
Subject: RE: Stillwater Station - EIS Request for Information

EXTERNAL EMAIL

Good Morning Jaimeson,
I have attached a detailed report for the Stillwater Creek catchment.

Also I have included a link below to our latest City Stream Watch program.

https://www.rvca.ca/media/k2/attachments/CSW2015_Stillwater_FINAL.pdf

Both reports should provide important background information for an EIS. If you have any questions about the reports please let me know.

Jennifer Lamoureux
Aquatic and Fish Habitat Biologist
Ext. 1108

Rideau Valley Conservation Authority
3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

RVCA COVID-19 UPDATE: The health, safety and well-being of our clients and staff is our top priority. Our offices and facilities are closed to clients. Staff are working remotely and we do not anticipate any service disruptions. Visit www.rvca.ca/covid-19 for more.

From: Matt Jokiel <matt.jokiel@rvca.ca>
Sent: Wednesday, September 1, 2021 2:42 PM
To: 'Jamieson-Lee Scott' <Jamieson-Lee.Scott@cima.ca>
Cc: Eric Lalande <eric.lalande@rvca.ca>; Jennifer Lamoureux <jennifer.lamoureux@rvca.ca>
Subject: RE: Stillwater Station - EIS Request for Information

Hi again Jaimeson,

Yes, my apologies – the below information and mapping is related to 1987 Robertson Rd., Nepean. Apologies for the confusion. I have re-circulated the mapping and email below with the **corrected address**.

Thank you for your email regarding the property noted as **1987 Robertson Rd., Nepean**. Please note that I have attached a copy of RVCA's mapping highlighting the subject property. Please advise if the highlighted parcel does not represent the correct lot. For additional circulation and comment, if necessary, I have cc'ed additional RVCA staff who may have additional input regarding your inquiry.

With this said, please note the following information regarding this particular lot:

- The RVCA administers development regulations (Conservation Authorities Act – Ontario Regulation 174/06 *"Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*") in areas subject to natural hazards (flooding, erosion, and unstable slopes) and in environmentally sensitive areas (wetlands, shorelines, and waterways). The RVCA also reviews development proposals (Municipal Planning applications) within or adjacent to natural areas in an effort to conserve and protect natural resources in the Rideau River valley.

- Our mapping, attached, indicates the property is located within the jurisdiction of the Rideau Valley Conservation Authority (RVCA) but is outside of both RVCA's Regulation Limit, as well as any

identified 1:100 year floodplain. The Regulation Limit is the area to which the Conservation Authority is required to review development and alteration applications under the Conservation Authorities Act (O.Reg. 174/06). A permit is required from our office for development proposals within the Regulation Limit. Development outside of the Regulation Limit does not require approval from our office.

- Development includes, but is not limited to; construction, reconstruction, pools, decks, foundations, additions, auxiliary buildings, sewage systems, placing fill, shoreline works, regrading of any type, etc.

- Altering, straightening, diverting, or interfering with the channel of any watercourse within RVCA's jurisdiction must also receive prior approval (whether in a regulated area or not) and the proposal must meet the below policies.

- To note, for Species at Risk inquiries, it is recommend to direct these to sarontario@ontario.ca

Applications submitted to the RVCA must demonstrate that the development proposal meets RVCA policies. The applicable policies and application requirements are found at the following links:

- Development Policies: https://www.rvca.ca/media/k2/attachments/Development__Interference_Regs_MASTER_policy_doc_Feb_2018_extended.pdf
- Application documents can be found at: https://www.rvca.ca/regulations-planning/rvca-permits-section-28/forms-fees-resources

I trust this information is helpful. Please let me know if you have any further questions.

Regards,

Matt Jokiel
Resource Specialist
matt.jokiel@rvca.ca, ext. 1193

RVCA COVID-19 UPDATE: The health, safety and well-being of our clients and staff is our top priority. Our offices and facilities are closed to clients. Staff are working remotely and we do not anticipate any service disruptions. Visit www.rvca.ca/covid-19 for more.

Rideau Valley Conservation Authority
3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

From: Jamieson-Lee Scott <Jamieson-Lee.Scott@cima.ca>
Sent: Wednesday, September 1, 2021 2:30 PM
To: Matt Jokiel <matt.jokiel@rvca.ca>
Subject: RE: Stillwater Station - EIS Request for Information

Good afternoon Mr. Jokiel,

Could I confirm that the address is showing up as 1987 Robertson Rd, Ottawa, ON for your search? The RVCA map is showing the correct property boundary, but the address you provided doesn't match our records.

Cheers,

JAMIESON-LEE SCOTT, B.A. Anth.
Technologist / Environnement et urbanisme
Technologiste / Environnement et urbanisme

T 613-860-2462 ext. 6662 **M** 343-961-3309 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA

Engineering for people

From: Matt Jokiel <matt.jokiel@rvca.ca>
Sent: September 1, 2021 1:58 PM
To: Jamieson-Lee Scott <Jamieson-Lee.Scott@cima.ca>
Cc: Eric Lalande <eric.lalande@rvca.ca>; Jennifer Lamoureux <jennifer.lamoureux@rvca.ca>
Subject: RE: Stillwater Station - EIS Request for Information

EXTERNAL EMAIL

Good afternoon,

Thank you for your email regarding the property noted as 126 Sutcliffe Lane, North Elmsley. Please note that I have attached a copy of RVCA's mapping highlighting the subject property. Please advise if the highlighted parcel does not represent the correct lot. For additional circulation and comment, if necessary, I have cc'ed additional RVCA staff who may have additional input regarding your inquiry.

With this said, please note the following information regarding this particular lot:

- The RVCA administers development regulations (Conservation Authorities Act – Ontario Regulation 174/06 *"Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*") in areas subject to natural hazards (flooding, erosion, and unstable slopes) and in environmentally sensitive areas (wetlands, shorelines, and waterways). The RVCA also reviews development proposals (Municipal Planning applications) within or adjacent to natural areas in an effort to conserve and protect natural resources in the Rideau River valley.

- Our mapping, attached, indicates the property is located within the jurisdiction of the Rideau Valley Conservation Authority (RVCA) but is outside of both RVCA's Regulation Limit, as well as any

identified 1:100 year floodplain. The Regulation Limit is the area to which the Conservation Authority is required to review development and alteration applications under the Conservation Authorities Act (O.Reg. 174/06). A permit is required from our office for development proposals within the Regulation Limit. Development outside of the Regulation Limit does not require approval from our office.

- Development includes, but is not limited to; construction, reconstruction, pools, decks, foundations, additions, auxiliary buildings, sewage systems, placing fill, shoreline works, regrading of any type, etc.

- Altering, straightening, diverting, or interfering with the channel of any watercourse within RVCA's jurisdiction must also receive prior approval (whether in a regulated area or not) and the proposal must meet the below policies.

- To note, for Species at Risk inquiries, it is recommend to direct these to sarontario@ontario.ca

Applications submitted to the RVCA must demonstrate that the development proposal meets RVCA policies. The applicable policies and application requirements are found at the following links:

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- Application documents can be found at: https://www.rvca.ca/regulations-planning/rvca-permits-section-28/forms-fees-resources

I trust this information is helpful. Please let me know if you have any further questions.

Regards,

Matt Jokiel
Resource Specialist
matt.jokiel@rvca.ca, ext. 1193

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T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

From: LRC Info <info@lrconline.com>
Sent: Tuesday, August 31, 2021 4:27 PM
To: Matt Jokiel <matt.jokiel@rvca.ca>
Subject: FW: Stillwater Station - EIS Request for Information

From: RVCA Info <info@rvca.ca>
Sent: Tuesday, August 31, 2021 2:32 PM

To: LRC Info <info@lrconline.com>
Subject: Fw: Stillwater Station - EIS Request for Information

---

From: Jamieson-Lee Scott <Jamieson-Lee.Scott@cima.ca>
Sent: August 31, 2021 2:07 PM
To: RVCA Info <info@rvca.ca>
Subject: Stillwater Station - EIS Request for Information

Good day,

CIMA+ has been contracted by The Properties Group Management Ltd. to prepare an Environmental Impact Study (EIS) in support of the Secondary Plan for the proposed residential development of the property referred to Stillwater Station, located at 1987 Robertson Rd, Ottawa, ON.

The proposed development will involve a combination of commercial and residential buildings located 1987 Robertson Rd, Ottawa, ON, part of Lot 11, Concession 2 of Nepean Geographic Township. The Study Area is approximately 23.68 acres, in the neighbourhood of Bells Corners and is situated south of the Beachburg Rail Corridor and Carleton Place Rail Corridor. The site can be accessed from Robertson Road to the south and Moodie Drive to the west.

Refer to the included map for the Study Area boundaries.

We have reviewed relevant background data and have determined the following natural heritage constraints within or adjacent to the site:

- Stillwater Creek;
- RVCA regulatory limit;
- Unevaluated wetlands;
- Woodlands; and
- SAR habitat.

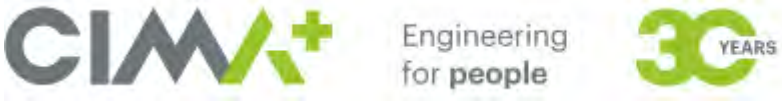
We are contacting you to obtain any further information on environmental features and/or conditions for and adjacent (within 120 meters) to the site prior to us drafting the EIS for this project.

Do not hesitate to contact me should you want to discuss this request or require further information.

Respectfully,

JAMIESON-LEE SCOTT, B.A. Anth.
Technologist / Environnement et urbanisme
Technologiste / Environnement et urbanisme

T 613-860-2462 ext. 6662 **M** 343-961-3309 **F** 613-860-1870
110–240 Catherine Street, Ottawa, ON K2P 2G8 CANADA



D

Appendix D
Potential Species at Risk

Common Name Scientific Name Status	Species Specific Information
Butternut *Juglans cinereal* Federal - **END** Provincial – **END**	Butternut is a medium-sized tree that can reach up to 30 m in height and is easily recognized by its compound leaves, which are made up of 11 to 17 leaflets (each nine to 15 centimetres long) arranged in a feather-like pattern. Butternut usually grows alone or in small groups in deciduous forests. It prefers moist, well-drained soil and is often found along streams.
Western Chorus Frog (Great Lakes – St. Lawrence Population *Pseudacris triseriata* Federal – **THR** Provincial – **Not listed**	The Western Chorus Frog is primarily a terrestrial species. In marshes or wooded wetland areas, it is found on the ground or in low shrubs and grass and very rarely in permanent ponds. The Western Chorus Frog requires both terrestrial and aquatic habitats in proximity and it requires seasonally dry temporary ponds devoid of predators, particularly fish for breeding and tadpole development.
Blanding's Turtle *Emydoidea blandingii* Federal – **THR** Provincial – **THR**	The Blanding's Turtle is a semi-aquatic species. Blanding's Turtles use aquatic habitats for overwintering, mating, foraging, thermoregulation, summer inactivity, and movement. They favour relatively shallow water, soft highly organic substrates, and abundant vegetation such as wetlands, slow flowing rivers and creeks as well as artificial channels. Terrestrial habitat and especially upland forest, is important for many activities of the Blanding's Turtle during the active season, including nesting, thermoregulation, summer inactivity, and movement. Blanding's Turtles can also use or move through human-altered habitats, generally open areas, such as agricultural fields, road shoulders, and quarries.
Eastern Milksnake *Lampropeltis triangulum* Federal – **SC** Provincial – **SC**	Eastern Milksnake are habitat generalists but prefer open habitats, including rock outcrops and meadows. They require suitable microhabitats for specific activities such as egg laying or thermoregulation. Eastern Milksnakes are well known for occupying barns, sheds and houses in rural landscapes. Eastern Milksnake habitat in portions of southwestern Ontario and parts of southwestern Quebec (e.g. urban regions and areas subject to intensive agriculture) is fragmented and consists of relatively small, natural areas.
Snapping Turtle *Chelydra serpentina* Federal – **SC** Provincial - **SC**	Canada's largest freshwater turtle, Snapping Turtles have large black, olive or brown shells. They typically inhabit shallow waters and hide under the soft mud and leaf litter. From early to mid-summer, females travel overland in search of a suitable nesting site, usually gravelly or sandy areas along streams but they will also nest in man-made structures including the gravel shoulders of roads, dams and aggregate pits.
Monarch *Danaus plexippus* Federal – **END** Provincial – **SC**	Milkweeds (numerous species) are the sole food plant for Monarch caterpillars. These plants grow predominantly in open and periodically disturbed habitats such as roadsides, fields, wetlands, prairies, and open forests. Milkweeds are often planted outside their native range, and sometimes wayward Monarchs are observed at these patches.
Bank Swallow *Riparia riparia* Federal - **THR** Provincial - **THR**	The Bank Swallow is a small songbird with brown upperparts, white underparts and a distinctive dark breast band. It averages 12 cm long and weighs between 10 and 18 grams. Males and females are similar in size and colour. Bank swallows' nest in burrows in natural and human-made settings where there are vertical faces in silt and sand deposits. Many nests are on banks of rivers and lakes, but they are also found in active sand and gravel pits or former ones where the banks remain suitable.

Common Name Scientific Name Status	Species Specific Information
Barn Swallow *Hirundo rustica* Federal – **THR** Provincial – **THR**	Barn Swallows forage in open areas throughout most of the continent, including suburban parks and ball fields, agricultural fields, beaches, and over open water such as lakes, ponds and coastal waters. Breeding habitat must include open areas for foraging, structures or cliffs to build nests on, and a source of mud such as a riverbank to provide the material for building nests.
Bobolink *Dolichonyx oryzivorus* Federal - **THR** Provincial - **THR**	The Bobolink is a medium sized songbird found in grasslands and hayfields. Bobolinks often build their small nests on the ground in dense grasses. Bobolinks spend much of their time out of sight on the ground feeding on insects and seeds.
Evening Grosbeak *Coccothraustes vespertinus* Federal- **SC** Provincial - **SC**	The Evening Grosbeak is a large, stocky finch with a thick greenish-yellow bill. Adult males are yellow and black in colour with a prominent white patch on the wings and a brown head. During the breeding season, the Evening Grosbeak is generally found in open, mature mixed-wood forests dominated by fir species, spruce and/or aspen.
Eastern Meadowlark *Sturnella magna* Federal - **THR** Provincial - **THR**	Eastern Meadowlarks are most common in native grasslands and prairies, but they also occur in pastures, hayfields, agricultural fields, airports, and other grassy areas.
Eastern Wood-Pewee *Contopus virens* Federal- **SC** Provincial - **SC**	The Eastern Wood-Pewee is a small forest bird that grows to about 15 cm long. Adults are generally greyish-olive on their upper parts and pale on the under parts with pale bars on their wings. They live in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It is most abundant in intermediate-age mature forest stands with little understory vegetation.
Grasshopper Sparrow *Ammodramus savannarum* Federal- **SC** Provincial - **SC**	The Grasshopper Sparrow is a small brown songbird with a streaked back and buffy white underparts. It has a white stripe down the centre of its crown and a flat look to the top of its head. It lives in open grassland areas with well-drained, sandy soil. It will also nest in hayfields and pasture, as well as alvars, prairies and occasionally grain crops such as barley. It prefers areas that are sparsely vegetated.
Wood Thrush *Hylocichla mustelina* Federal - **THR** Provincial - **SC**	The Wood Thrush lives in deciduous and mixed forests. They seek moist stands of trees with well-developed undergrowth and tall trees for singing perches. They prefer large mature forests but will also use smaller stands of trees. They build their nests in living saplings, trees, or shrubs, usually in sugar maple or American beech.
Little Brown Myotis *Myotis lucifugus* Federal - **END** Provincial - **END**	Little Brown Myotis inhabit forested lands near water but may also be found in dry climates where water is not readily available. They prefer to roost in buildings, trees, under rocks, and in piles of wood.
Tri-colored Bat *Perimyotis subflavus* Federal - **END** Provincial - **END**	The Tri-colored Bat is found in a variety of forested habitats with day roosts and maternity colonies in older forest and occasionally in barns or other structures. They forage over water and along streams in the forest. At the end of the summer, they swarm, generally near the cave or underground location where they will overwinter.

END – Endangered **THR** – Threatened **SC** – Special Concern

E

Appendix E
Inventory Results

Common Name	*Scientific Name*	Origin	SARA	ESA	G Rank	N Rank	S Rank	Recent Observation	Historical Observation	Data Sources
Wild Turkey	*Meleagris gallopavo*				G5	N5	S5	x		
Ring-billed Gull	*Larus delawarensis*				G5	N5B,N5N	S5B,S4N	x		
Rock Pigeon	*Columba livia*				G5	NNA	SNA	x		
Mourning Dove	*Zenaida macroura*				G5	N5	S5	x		
Red-eyed Vireo	*Vireo olivaceus*				G5	N5B	S5B	x		
Blue Jay	*Cyanocitta cristata*				G5	N5	S5	x		
American Crow	*Corvus brachyrhynchos*				G5	N5B,N5N	S5B	x		
Black-capped Chickadee	*Poecile atricapillus*				G5	N5	S5	x		
Gray Catbird	*Dumetella carolinensis*				G5	N5B	S4B	x		
European Starling	*Sturnus vulgaris*				G5	NNA	SNA	x		
American Robin	*Turdus migratorius*				G5	N5B,N5N	S5B	x		
American Goldfinch	*Spinus tristis*				G5	N5B,N5N	S5B	x		
Common Yellowthroat	*Geothlypis trichas*				G5	N5B	S5B	x		
Red-winged Blackbird	*Agelaius phoeniceus*				G5	N5B,N5N	S4	x		
Common Grackle	*Quiscalus quiscula*				G5	N5B	S5B	x		
Song Sparrow	*Melospiza melodia*				G5	N5B,N5N	S5B	x		
Northern Cardinal	*Cardinalis cardinalis*				G5	N5	S5	x		

Common Name	*Scientific Name*	Origin	SARA	ESA	G Rank	N Rank	S Rank	Recent Observation	Historical Observation	Data Sources
Green Frog	*Lithobates clamitans*				G5	N5	S5	x		

Common Name	*Scientific Name*	Origin	SARA	ESA	G Rank	N Rank	S Rank	Historical Observations	Recent Observations	Data Sources
Eastern Gray Squirrel	*Sciurus carolinensis*				G5	N5	S5		x	
Red Squirrel	*Tamiasciurus hudsonicus*				G5	N5	S5		x	
White-tailed Deer	*Odocoileus virginianus*				G5	N5	S5		x	

Common Name	Scientific Name	Origin	SARA	ESA	G Rank	N Rank	S Rank	Recent Observations	Historical Observations	Data Sources
Wild Carrot	Daucus carota	E			GNR	NNA	SNA	x		
Common Yarrow	Achillea millefolium	E			G5	N5	SNA	x		
Annual Ragweed	Ambrosia artemisiifolia	N			G5	N5	S5	x		
Common Burdock	Arctium minus	E			GNR	NNA	SNA	x		
Common Wormwood	Artemisia vulgaris				GU	NNA	SNA	x		
Chicory	Cichorium intybus	E			GNR	NNA	SNA	x		
Canada Thistle	Cirsium arvense	N			GNR	NNA	SNA	x		
Bull Thistle	Cirsium vulgare				GNR	NNA	SNA	x		
Daisy Fleabane	Erigeron hyssopifolius				G5	N5	S5	x		
Spotted Joe-Pye Weed	Eupatorium maculatum ssp. maculatum							x		
Grass-leaved Goldenrod	Euthamia graminifolia	N			G5	N5	S5	x		
Black-eyed Susan	Rudbeckia hirta				G5	N5	S5	x		
Common Dandelion	Taraxacum officinale	E			G5	N5	SNA	x		
Bladder Campion	Silene vulgaris				GNR	NNA	SNA	x		
Red-osier Dogwood	Cornus stolonifera	N			G5	N5	S5	x		
Northern Bush-honeysuckle	Diervilla lonicera				G5	N5	S5	x		
Common Valerian	Valeriana officinalis				GNR	NNA	SNA	x		
Garden Bird's-foot Trefoil	Lotus corniculatus	E			GNR	NNA	SNA	x		
Black Medic	Medicago lupulina	E			GNR	NNA	SNA	x		
Hairy Vetch	Vicia hirsuta				GNR	NNA	SNA	x		
Common Milkweed	Asclepias syriaca	N			G5	N5	S5	x		
Spotted Jewelweed	Impatiens capensis	N			G5	N5	S5	x		
Common Viper's-bugloss	Echium vulgare	E			GNR	NNA	SNA	x		
Field Basil	Clinopodium vulgare				G5	N5	S5	x		
Self-heal	Prunella vulgaris ssp. vulgaris	E			G5TU	NNA	SNA	x		
Purple Loosestrife	Lythrum salicaria	E			G5	NNA	SNA	x		
Japanese Knotweed	Reynoutria japonica				GNR	NNA	SNA	x		
Common Buckthorn	Rhamnus cathartica	E			GNR	NNA	SNA	x		
Virginia Creeper	Parthenocissus quinquefolia	N			G5	N4N5	S4?	x		
Riverbank Grape	Vitis riparia	N			G5	N5	S5	x		
Wild Strawberry	Fragaria virginiana ssp. virginiana	N			G5T5	N5	SU	x		
Common Apple	Malus pumila				G5	NNA	SNA	x		
Black Raspberry	Rubus occidentalis				G5	N5	S5	x		
Smooth Bedstraw	Galium mollugo	E			GNR	NNA	SNA	x		
White Poplar	Populus alba	E			G5	NNA	SNA	x		
Eastern Cottonwood	Populus deltoides ssp. deltoides	N			G5T5	NNR	S5	x		
Trembling Aspen	Populus tremuloides	N			G5	N5	S5	x		
Manitoba Maple	Acer negundo	E			G5	N5	S5	x		
Norway Maple	Acer platanoides				GNR	NNA	SNA	x		
Staghorn Sumac	Rhus typhina	N			G5	N5	S5	x		
Green Ash	Fraxinus pennsylvanica				G5	N5	S4	x		
Common St. John's-wort	Hypericum perforatum				GNR	NNA	SNA	x		
American Elm	Ulmus americana				G5	N5	S5	x		
Smooth Brome	Bromus inermis	E			G5TNR	NNA	SNA	x		
Reed Canary Grass	Phalaris arundinacea var. arundinacea	E			GNR	NNR	S5	x		
European Reed	Phragmites australis ssp. australis	E			G5T5	NNA	SNA	x		
Narrow-leaved Cattail	Typha angustifolia				G5	N5	SNA	x		
Eastern White Pine	Pinus strobus				G5	N5	S5	x		
Scots Pine	Pinus sylvestris				GNR	NNA	SNA	x		

Common Name	*Scientific Name*	Origin	SARA	ESA	Historical Observations	Recent Observations	Data Sources
Monarch	*Danaus plexippus*		SC	SC		x	
Northern Crescent	Phyciodes cocyta					x	
Cabbage White	*Pieris rapae*					x	

F

Appendix F
Photographic Log

APPENDIX F: Stillwater Station EIS Photographic Log

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
1	2021/07/23	East
Description		
View of the Mixed Meadow ecosite along the abandoned railway off Moodie Drive.		

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
2	2021/07/23	Northeast

Description
View of the Mixed Meadow, and Shrub Thicket ecosites along the abandoned railway off Moodie Drive.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
3	2021/07/23	Northeast

Description
View of the Mixed Meadow, and Scots Pine Naturalized Coniferous Plantation ecosites along the abandoned railway off Moodie Drive.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
4	2021/07/23	SE

Description

A view from the understory of the Scots Pine Naturalized Coniferous Plantation north of the abandoned railyway ecosite.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
5	2021/07/23	Northeast

Description
View from the western extent of the Mixed Meadow Marsh ecosite north of the Scots Pine Naturalized Coniferous Plantation outsite of the Site boundaries.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
6	2021/07/23	East

Description
View from within the Mixed Meadow Marsh ecosite outsite of the Site boundaries.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
7	2021/07/23	West

Description
View of the Commercial Businesses located along Menten Place, south of the abandoned railway.

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
8	2021/07/23	West
Description		
View of the Commercial Businesses located along Menten Place, south of the abandoned railway.		

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
9	2021/07/23	Southeast

Description
View of the valleyland associated with Stillwater Creek from the parking lot of the Commercial Businesses located along Menten Place, south of the abandoned railway.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
10	2021/07/23	South

Description
View of the valleyland associated with Stillwater Creek from the top of the abandoned railway.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
11	2021/07/23	West

Description
View of the CSP culvert conveying flow of Stillwater Creek under the abandoned railway.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
12	2021/07/23	South

Description

View of the upstream reach of Stillwater Creek lined with a Mixed Meadow Marsh on either side.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

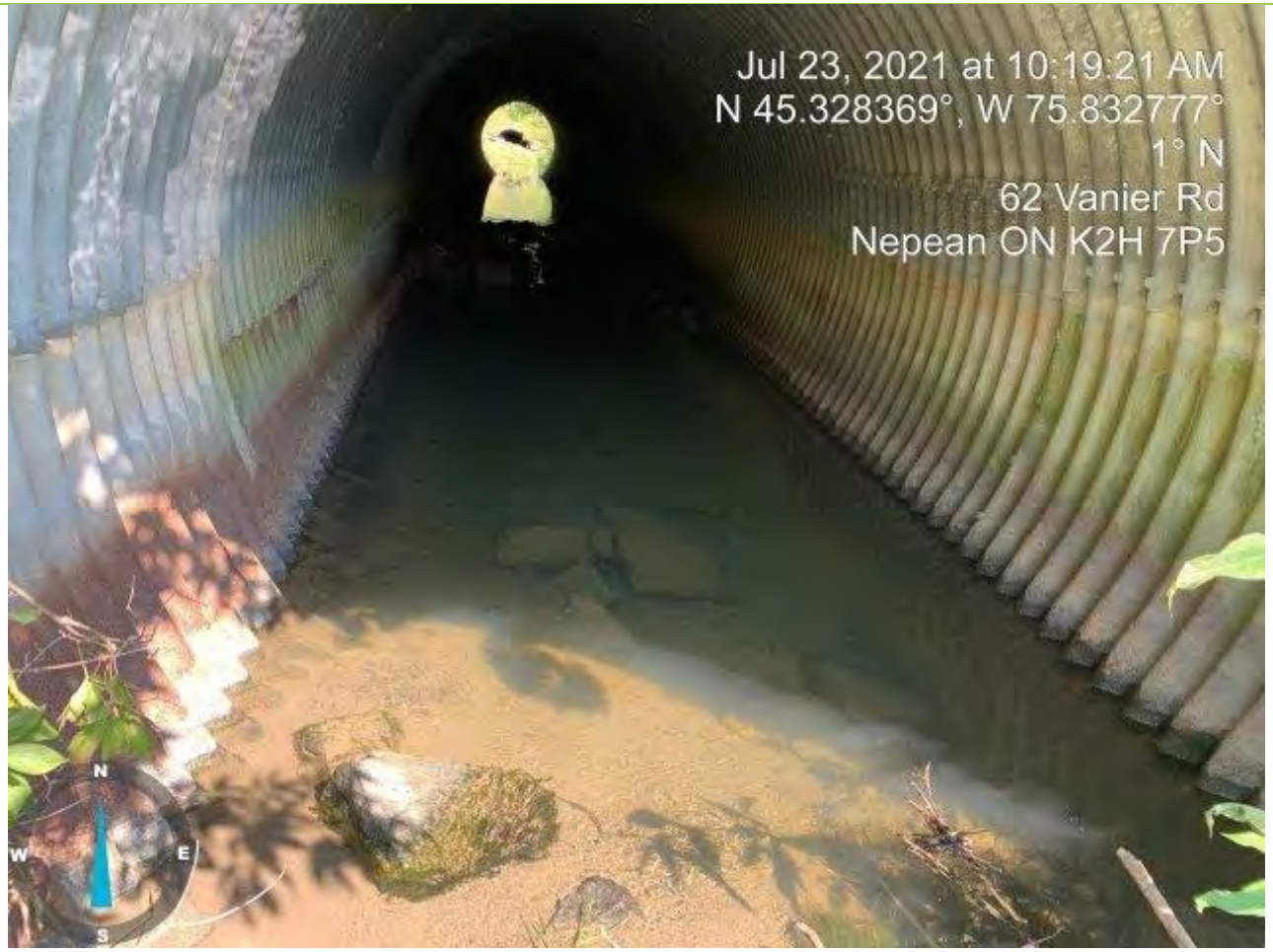
Photo #	Date	Cardinal Direction
13	2021/07/23	South

Description
View of the clear water within the upstream reach of Stillwater Creek.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
14	2021/07/23	North

Description
View of the downstream reach of Stillwater Creek through the CSP culvert that conveys flow under the abandoned railway.



Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
15	2021/07/23	East

Description
View of the Naturalized Deciduous Hedge-row along the abandoned railway, east of Stillwater Creek.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
16	2021/07/23	East

Description

View of the Mixed Meadow ecosite east of Stillwater Creek.

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
17	2021/07/23	South
Description		
View of the Mixed Meadow ecosite north of the Commercial Business within the Site.		

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
18	2021/07/23	Southeast

Description

View of the northern extent of the Commercial Business through the fence.

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
19	2021/07/23	Northwest
Description		
View of the culvert inlet which conveys flow of Stillwater Creek under the 2nd railway north of the Site, from the 1st abandoned railway tracks.		

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
20	2021/07/23	Southeast
Description		
View of the culvert outlet which conveys flow of Stillwater Creek northwards under the 1st abandoned railway tracks.		

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
21	2021/07/23	North

Description

View of the downstream reach of Stillwater Creek flowing north towards the 2nd railway north of the Site.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
22	2021/07/23	South

Description

View of the culvert outlet conveying flow of Stillwater Creek northwards under the 1st abandoned railway tracks, lined with a Mixed Meadow Marsh on either side.

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
23	2021/07/23	South
Description		
View of the tree-lined driveway of the Commercial Business' entrance-way.		

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
24	2021/07/23	North
Description		
View of the Commercial Business' entrance-way within the Site.		

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
25	2021/07/23	Southwest
Description		
View of the Commercial Business' entrance-way, with a Naturalized Deciduous Hedge-row separating it from the trailer park to the south.		

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
26	2021/07/23	Southwest

Description

View of the Naturalized Deciduous Hedge-row separating the Commercial Business from the trailer park to the south.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
27	2021/07/23	North

Description
View of the Commercial Business within the Site.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
28	2021/07/23	North

Description
View of the Manitoba Maple Deciduous Forest ecosite along the western edge of the Commercial Business within the Site.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
29	2021/07/23	East

Description
View of the Commercial Business within the Site.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
30	2021/07/23	North

Description

View of the Mixed Meadow from the northern extents of the Commercial Business property.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
31	2021/07/23	South

Description

View of the Commercial Business within the Site.

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
32	2021/07/23	Southeast

Description
View of the Commercial Business within the Site from the northeastern extent of the property.

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
33	2021/07/23	Southeast
Description		
View of the Commercial Business property within the Site.		

Site Location
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario

Photo #	Date	Cardinal Direction
34	2021/07/23	West

Description
View of the Commercial Business property within the Site.

Site Location		
Stillwater Station Ltd – 1987 Robertson Road, Nepean, Ontario		
Photo #	**Date**	**Cardinal Direction**
35	2021/07/23	South
Description		
View of the entrance-way of the Commercial Business from within the property.