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Cavanagh Developments  
9094 Cavanagh Road  
Ashton, Ontario, K0A 1B0

October 14<sup>th</sup>, 2021

Attn: Don Schultz, Project Planner

RE: Cavanagh Northridge Development (1020 and 1070 March Road)  
Combined Environmental Impact Statement & Tree Conservation Report – Addendum #3

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## 1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Valecraft Homes to prepare several studies to support the development of the Northeast Quadrant of the Kanata North Urban Expansion Area (KNU EA), which includes the properties at 1020 and 1070 March Road, Ottawa, Ontario (the Site) (Figure 1). The Site is approximately 47.8 ha in size. The following studies have previously been submitted to the City of Ottawa to support the draft plan of subdivision review and approval process:

- McKinley Environmental Solutions (MES) (2019a) Combined Environmental Impact Statement and Tree Conservation Report – Valecraft Kanata North Development (1020 & 1070 March Road).
- McKinley Environmental Solutions (MES) (2019b) Combined Environmental Impact Statement and Tree Conservation Report – Valecraft Kanata North Development (1020 & 1070 March Road) – Addendum #1.
- McKinley Environmental Solutions (MES) (2020a) Woodlot S-23 Large Tree Inventory – Minto Communities and Valecraft Homes Kanata North Developments (Revised).
- McKinley Environmental Solutions (MES) (2020b) Combined Environmental Impact Statement and Tree Conservation Report – Valecraft Kanata North Development (1020 & 1070 March Road) – Addendum #2.

Ownership of the Site was transferred from Valecraft Homes to Cavanagh Developments in early 2021. Since acquiring ownership of the Site, Cavanagh Developments has made changes to the proposed development, while continuing the draft plan of subdivision approval process. The purpose

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McKINLEY ENVIRONMENTAL SOLUTIONS

613-620-2255

mckinleyenvironmental@gmail.com

[www.mckinleyenvironmental.com](http://www.mckinleyenvironmental.com)

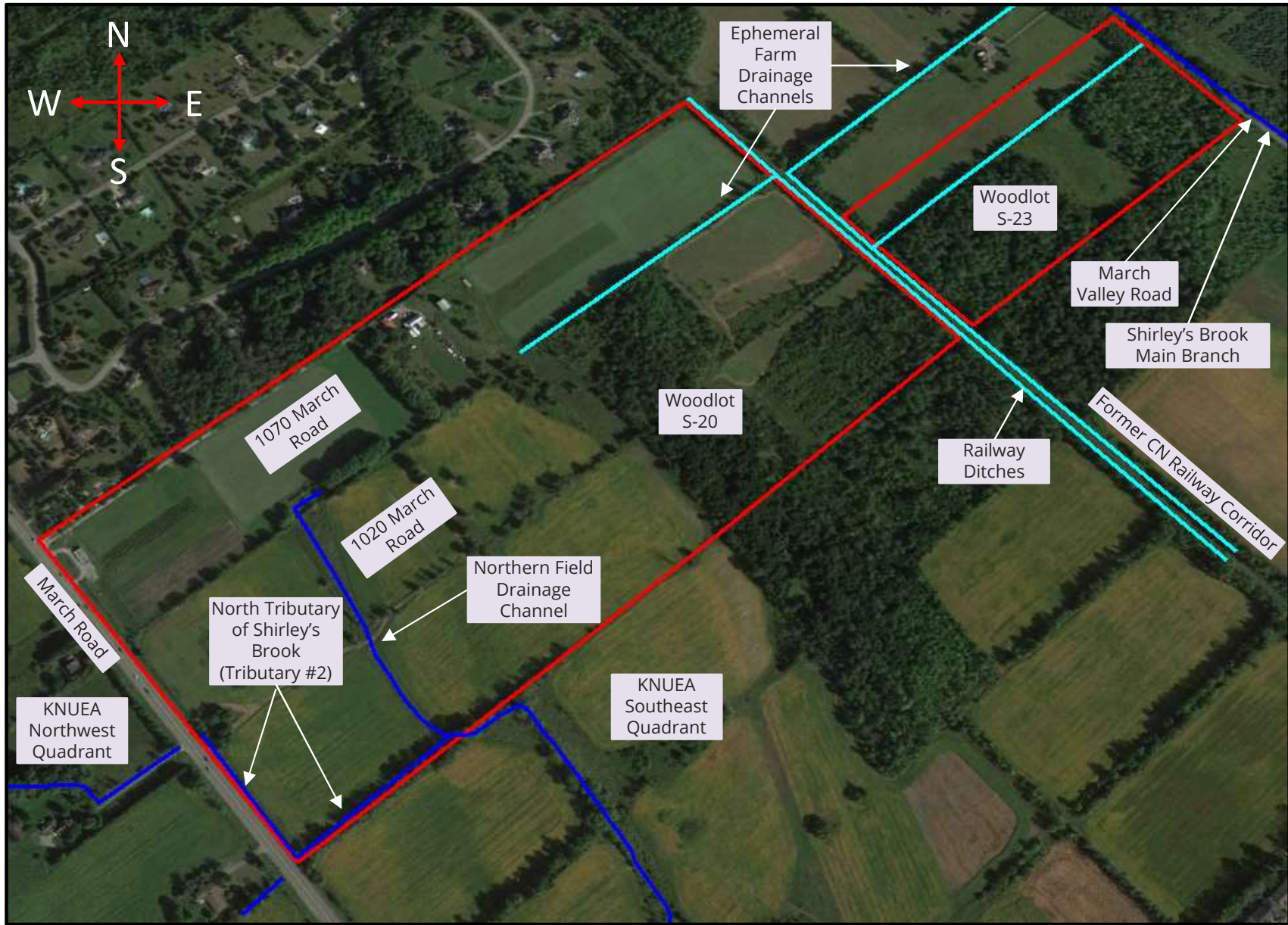
of this letter is to provide an updated description of the proposed development, as well as an updated description of the regulatory approvals for the Site and the Site conditions.

This letter report is intended to be read in conjunction with MES (2019a), MES (2019b), and MES (2020b). Refer to the previously submitted reports for further details regarding the proposed development, the presence of natural heritage features, potential impacts on natural heritage features, and recommended mitigation measures. For brevity, all methods, results, natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2019a), MES (2019b), and MES (2020b) are not discussed in this letter.



# FIGURE 1: SITE OVERVIEW

## Cavanagh Northridge Development (1020 & 1070 March Road) Combined EIS and TCR Addendum #3



 - Site Boundary

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

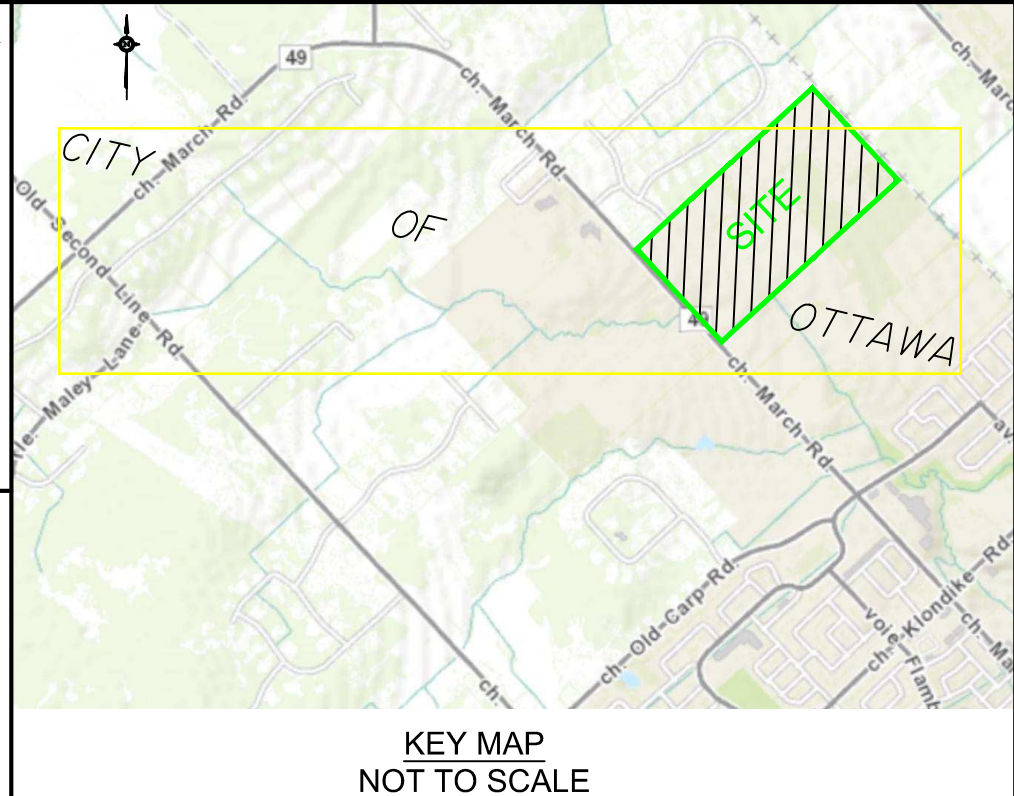
## 2.0 DRAFT PLAN OF SUBDIVISION

The updated Draft Plan of Subdivision is included below. There have been no significant changes to the development limits shown in the Draft Plan of Subdivision, compared to the earlier versions of the plan that were presented and discussed in MES (2019a), MES (2019b), and MES (2020b). Although the revised Draft Plan of Subdivision includes changes to the development layout and the residential units, none of these changes significantly impact the limits of the retained natural areas. Notably, the limits of the minimum 40 m wide North Tributary corridor remain unchanged, as do the limits of the retained portion of Woodlot S-23. No significant changes have been made to the proposed municipal park block. As such, the changes made to the Draft Plan of Subdivision do not significantly affect the analysis of potential natural heritage impacts, mitigation measures, and/or regulatory requirements, as presented in MES (2019a), MES (2019b), and MES (2020b).

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF \_\_\_\_\_ 2021.

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



**DRAFT PLAN OF SUBDIVISION OF  
PART OF LOT 13  
CONCESSION 4**  
Geographic Township of March  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.  
Scale 1:1000

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

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date: \_\_\_\_\_  
T. Harwick  
ONTARIO LAND SURVEYOR

**LEGEND**

|  |                                       |
|--|---------------------------------------|
|  | NUMBER OF 10.70 (35 FOOT) UNITS = 175 |
|  | NUMBER OF 12.19 (40 FOOT) UNITS = 42  |
|  | NUMBER OF 13.45 (44 FOOT) UNITS = 47  |
|  | NUMBER OF TOWNHOUSE UNITS = 330       |
|  | NUMBER OF SEMI DETACHED UNITS = 20    |
|  | NUMBER OF BACK 2 BACK UNITS = 176     |
|  | HIGH DENSITY                          |
|  | COMMERCIAL / MIXED USE                |
|  | INSTITUTIONAL                         |
|  | PARK / OPEN SPACE                     |

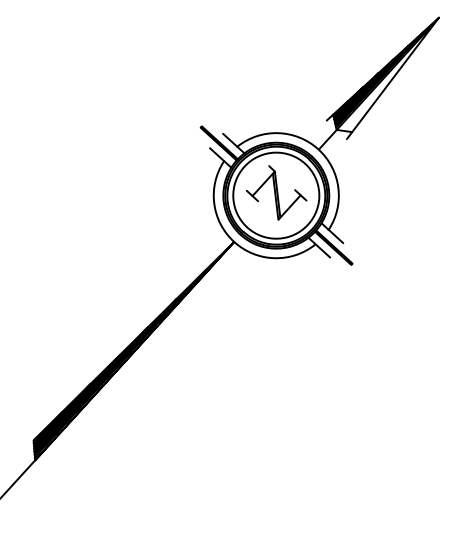
**OWNER'S CERTIFICATE**  
This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Date: \_\_\_\_\_  
I have authority to bind the corporation.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT**
- (a) see plan
  - (b) see plan
  - (c) see plan
  - (d) single, multi-family residential housing, institutional, commercial / mixed use, park and open space
  - (e) see plan
  - (f) see plan
  - (g) see plan
  - (h) City of Ottawa
  - (i) see site report
  - (j) see plan
  - (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
  - (l) see plan

**REVISION SCHEDULE**

| NO. | REVISION               | DATE           | BY |
|-----|------------------------|----------------|----|
| 1   | BLK 268 LIMITS REVISED | SEPT. 21, 2021 | N  |
| 2   | REVISIONS              | AUG. 4, 2021   | N  |
| 3   | PLAN PREPARED          | JULY 23, 2021  | N  |



PROPOSED COMMERCIAL ( BY OTHER OWNER )

PROPOSED RESIDENTIAL DEVELOPMENT ( BY OTHER OWNER )

### 3.0 REGULATORY APPROVALS & SITE CONDITIONS UPDATE

Since the submission of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) Addendum #2 (dated June 2020) (MES 2020b), significant progress has been made with respect to the regulatory approvals for the Site. The Ontario Endangered Species Act Overall Benefit Permit (#ER-C-001-20) was obtained in late February 2021. Following obtainment of the Overall Benefit Permit, the City of Ottawa issued a Tree Cut Permit under Tree Protection By-law 2020-240 in March 2021. Tree clearing of the development area began in March 2021 and was complete by April 15<sup>th</sup>, 2021. At the current time, all trees have been removed from the Site, with the exception of the trees within the designated tree retention areas. Trees were retained within the minimum 40 m wide North Tributary corridor, the municipal park block, and the retained portion of Woodlot S-23.

The terms and conditions of the Overall Benefit Permit require five (5) years of development area monitoring to be undertaken between April 15<sup>th</sup> and October 15<sup>th</sup> each year, beginning the April 15<sup>th</sup> immediately after the completion of tree clearing. Year 1 of the development area monitoring program began on April 15<sup>th</sup>, 2021. At the time of writing, the Year 1 development area monitoring program was nearly complete. The Year 1 monitoring report will be prepared and submitted to the Ministry of Environment, Conservation, and Parks (MECP) before December 31<sup>st</sup>, 2021. To date, no significant deficiencies and/or new Species at Risk (SAR) concerns have been identified during the Year 1 development area monitoring program. The Overall Benefit Permit monitoring program was described in greater detail under Heading 9.0 of the Combined EIS and TCR Addendum #2 (MES 2020b). Refer to MES (2020b) for additional detail.

As discussed in the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (MES 2019a), the Kanata North Urban Expansion Area (KNUEA) Environmental Management Plan (EMP) identifies that during the development of the Site, the section of the North Tributary which flows within the roadside ditch of March Road is to be realigned approximately 20 m east of March Road (Novatech 2016b). During the realignment process, habitat enhancement and restoration works will be undertaken to restore the ecological functions of the watercourse (MES 2019a; MES 2020b). The Overall Benefit Permit includes provisions that require the completion of the North Tributary realignment and the associated habitat enhancement activities, which are anticipated to result in a net improvement in the quality and size of Category 2 Blanding's Turtle habitat. Heading 6.0 of the Combined EIS and TCR Addendum #2 (MES 2020b) provided an updated description of the proposed realignment and habitat enhancement works. Refer to MES (2019a) and MES (2020b) for further details.

Following obtainment of the Overall Benefit Permit, Cavanagh Developments initiated the detailed design process for the North Tributary realignment and habitat enhancement works. The detailed design will require approval from the Mississippi Valley Conservation Authority (MVCA) prior to the commencement of construction. A pre-consultation meeting was held with the MVCA and the City of Ottawa on June 28<sup>th</sup>, 2021 to discuss the detailed design process and the MVCA watercourse alteration permitting requirements. At the time of writing, the detailed design process for the North Tributary realignment and habitat enhancement was nearing completion, and it was anticipated that the MVCA watercourse alteration permit application would be submitted by the end of October 2021. Pending approval from the MVCA, Cavanagh Developments is scheduled to commence construction of the North Tributary realignment and habitat enhancement works in early 2022.



## 4.0 CLOSURE

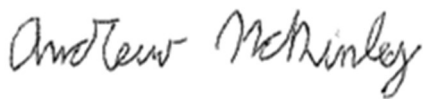
As described above, since the completion of the Combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) (MES 2019a), the Combined EIS and TCR Addendum #1 (MES 2019b), and the Combined EIS and TCR Addendum #2 (MES 2020b), Cavanagh Developments has assumed ownership of the 1020 and 1070 March Road property. Cavanagh Developments has made changes to the configuration of the proposed development; however, those changes have not significantly affected the limits of the retained habitat areas and/or the anticipated impacts to the natural heritage features. As described above, significant progress has been made with respect to the regulatory approvals for the Site and the detailed design/approval process for the North Tributary realignment and habitat enhancement works.

The purpose of this letter is to provide an update to the previously completed Combined EIS and TCR (MES 2019a), the Combined EIS and TCR Addendum #1 (MES 2019b), and the Combined EIS and TCR Addendum #2 (MES 2020b). This letter serves as Addendum #3 to the Combined EIS and TCR. This letter report is intended to be read in conjunction with MES (2019a), MES (2019b), and MES (2020b).

Pending that the regulatory, mitigation, and avoidance measures outlined in this letter are implemented appropriately, in addition to those outlined in MES (2019a), MES (2019b), and MES (2020b), the development of the Site is not anticipated to have a significant negative effect on the natural features and functions.

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

Sincerely,



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



## 5.0 REFERENCES

McKinley Environmental Solutions (MES) (2019a) Combined Environmental Impact Statement and Tree Conservation Report – Valecraft Kanata North Development (1020 & 1070 March Road).

McKinley Environmental Solutions (MES) (2019b) Combined Environmental Impact Statement and Tree Conservation Report – Valecraft Kanata North Development (1020 & 1070 March Road) – Addendum #1.

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

McKinley Environmental Solutions (MES) (2020b) Combined Environmental Impact Statement and Tree Conservation Report – Valecraft Kanata North Development (1020 & 1070 March Road) – Addendum #2.

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

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