Muncaster Environmental Planning Inc.

October 10, 2025

Mr. Ryan MacDougall
Uniform Developments
117 Centrepointe Drive, Suite 300
Nepean, ON
K2G 5X3

Dear Mr. MacDougall:

RE: 320 Bren-Maur Road West, Barrhaven
Environmental Impact Study

I have completed an Environmental Impact Study (EIS) for the proposed redevelopment of 320 Bren-Maur Road West in the central portion of Barrhaven. The site is on the east side of Longfields Drive, south of a small portion of Bren-Maur Road West, and immediately north of the Jock River. For the purposes of this report, Bren-Maur Road West is considered to be in an east-west orientation. The tablelands portion of the is referred to in this report as 'the development portion of the site', recognizing there will be a setback from the top-of-slope to the closest structure.

Site Context

Two residences and associated manicured lawns and driveways are currently on the site (Figure 1). In addition to the Jock River corridor to the south of the site, urban residential developments are common in the vicinity of the site and a stormwater management facility is to the northeast of the site. As shown on Schedule B6 of the Official Plan the site is within an *Evolving Neighbourhood,* with areas of greenspace to the north and east of the site. No portions of the City's Natural Heritage System are on the site itself, as shown on the Schedule C11-A of the Official Plan, with a wooded area beginning on the west side of Longfields Drive, approximately 50 metres to the west of the west site edge shown as part of the Natural Heritage Features Overlay. This is also the closest Urban Natural Area, the moderately-rated Half Moon Bay Park Urban Natural Area (Muncaster and Brunton, 2005). Unstable slopes are shown on Schedule C15 along the Jock River corridor, with the floodplain extending approximately ten metres north of the normal high water mark of the Jock River. No Natural Heritage System Linkage or Core Areas, Provincially Significant Wetlands, or Areas of Natural and Scientific Interest are in the general area of the site. No unevaluated wetlands are mapped on the geoOttawa layer on or adjacent to the site and no wetland communities or Jock River tributaries were observed on or adjacent to the site.

Jock River

Despite environmental stresses on the aquatic ecosystem such as high nutrient loadings, low summertime base flows and barriers to fish movement, the Jock River supports a high quality cool and warmwater fishery, with a total of thirty-seven fish species recorded by Stantec (2007), ESP (1997), NEA (1995) and RMOC (1995). The diversity of fish species in the Jock River is very high, particularly near its mouth downstream of the siter where fish from the Rideau River access the Jock. The Jock River Watershed Study (RVCA, 2001) emphasized the importance of the muskellunge population within the Jock River and stated it was the only natural small muskellunge stream in eastern Ontario. RVCA (2001) noted that significant biological features and functions in the lower reaches of the Jock River included spawning areas for smallmouth bass, walleye, northern pike and muskellunge. Important functions identified in the reach of the Jock River on both sides of Longfields Drive include spawning areas for sportsfish, critical riffle habitat, pools of deeper water, and areas with greater density of aquatic vegetation.

RMOC (1995) sampled the Jock River, with pumpkinseed and rock bass the most abundant fish species at a site approximately 500 metres upstream of the current Longfields Drive bridge. The most abundant sportfish species from the site was walleye, with muskellunge, northern pike and smallmouth bass also present. The provincially rare greater redhorse and silver redhorse were also netted at the site.

Half Moon Bay Park Urban Natural Area

The majority of the Half Moon Bay Urban Natural Area is south of the Jock River, with a forested width of approximately 40 metres representing the Urban Natural Area on the north side of the Jock, beginning about 50 metres west of the current site. The Half Moon Bay Park Urban Natural Area is a moderated rated 7.4 hectare riparian forest. Six of the nine evaluation criteria scored average including the connectivity, regeneration, lack of disturbance, size and shape, habitat maturity and wildlife habitat criteria. The representative flora criterion scored above average, with only the natural communities and significant flora and fauna criteria scoring below average (Muncaster and Brunton, 2005). The mixed and coniferous forest canopy was considered largely intact, with selective cutting of trees. A low to moderate level of ecological integrity was noted, with edge effects common. No interior habitat is present due to the relatively narrow width of the forest. Specimen white pine trees greater than 100cm diameter at breast height (dbh) are an important feature of the Urban Natural Area. The impact of non-native vegetation was considered moderate and other than butternut no provincially or regionally rare plants were observed by Muncaster and Brunton (2005). A few sugar maples are up to 35cm dbh, with smaller white cedar, Manitoba maple, poplar, white ash and crack willow stems in the portion of the Urban Natural Area closest to the current site, on the north side of the Jock River west of Longfields Drive.

Proposed Development

A low-rise three-story wood and brick apartment building with 35 units is proposed for the site, replacing the two existing residences and providing a greater setback from the Jock River. Underground parking will be provided, with access south from Bren-Maur Road West. Four

surface parking spots are proposed for the north portion of the Bren-Maur Road West allowance (Figure 2). A new cul-de-sac will be installed at the east end of Bren-Maur Road West and the development will be on full municipal services.

Methodology

With the Jock River corridor immediately to the south of the proposed redevelopment, an EIS is required to determine if the proposed site redevelopment is anticipated to have a negative impact on the significant natural features of the corridor and other components of the natural environment. Potential Species at Risk utilization, including Blanding's turtle which are known from the Jock River, will also be assessed. This EIS was prepared following the City's EIS Guidelines, with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-seven years of experience in completing natural environment assessments. Michelle Muncaster assisted with the field survey and components of this report.

The EIS will provide the methodology to mitigate as required negative impacts on significant features and functions. Potential Species at Risk in the general area were identified from Ministry of Natural Resources and Forestry databases, the Ontario Breeding Bird Atlas, Ontario Reptile and Amphibian Atlas, and Species at Risk reported for the overall City of Ottawa.

The natural environment features of the site and adjacent lands were reviewed from 07:55 to 09:30 on August 13th, 2024, under sunny skies, a light breeze, and an air temperature of 21° C. The field review was completed by reviewing the trees and other natural environment features of the site, including the riparian corridor of the Jock River. The flora of the site and adjacent lands are described based on the vegetation component of the Ecological Land Classification for Southern Ontario.

Existing Conditions

Paterson (2024) reports the ground surface across the majority of the site is relatively level and at grade with the surrounding roadways at approximate geodetic elevation 90 metres. However, the eastern portion of the site slope downward to geodetic elevation 86 metres, along the shore of the Jock River. There are no tributaries to the Jock River on or adjacent to the site. Based on observations by Paterson (2024), the long-term groundwater level is anticipated to be three to four metres below the ground surface

Paterson (2024) also reports a subsurface soil profile of topsoil and fill underlain by a deposit of silty clay and/or glacial till. The fill material consists of brown silty sand with gravel, clay, organics, cobbles and boulders. The thickness of the fill layer was observed by Paterson (2024) reports to range between approximately 0.7 and 2.9 metres. The bedrock consists of interbedded sandstone and dolomite of the March formation with an overburden drift thickness ranging between 10 and 15 metres based on geological mapping (Paterson, 2024).

The slope leading to the Jock River has an incline ranging between 2H:1 to 3H:1V, with mature vegetation and smaller tree covering and slopes ranging between four and six metres (Paterson,

2024). Rip-rap is along the toe-of-slope and extends into the river. No signs of erosion, distress or sloughing were observed by Paterson (2024) throughout the slope surface.

The tablelands portion of the site among the two existing residences is dominated by manicured lawns of bluegrass (Photo 3). Other ground vegetation includes June meadow grass, ground ivy, yellow wood sorrel, and common strawberry. There are several scattered deciduous and coniferous trees on the lawns, as described in the Tree Conservation Report by Novatech (2025). These include an 80cm diameter at breast height (dbh) silver maple in the north-central portion of the site to be protected (Photo 1) and a coppice sugar maple to the east of the silver maple. A large stem has been pruned from the silver maple and the sugar maple has many dead smaller stems, with the larger stems in good condition up to 36cm dbh. Two white spruce up to 46cm dbh, and a 40cm dbh bur oak are in the northeast corner of the site. These trees have been pruned and the leaf-out is poor on many branches of the bur oak. Other trees among the lawn and residences are a coppice American mountain ash between the two residences. The individual stems of the mountain ash are up to 20cm dbh. Suckering and pruning are extensive on this tree. A mature (84cm dbh) silver maple is between the north residence and Longfields Drive (Photo 2). This tree appears to be in good condition, with good leaf out. Smaller white spruce (25cm and 36cm dbh) are to the north of the silver maple. These trees have also been extensively pruned and trunk damage is extensive on the smaller spruce.

A cultural thicket of staghorn sumac and hawthorn and regenerating poplar, white pine, bur oak, and white cedar stems is immediately to the east of the site on the tablelands. Common ground flora in the thicket to the east of the site included wild parsnip. Jerusalem artichoke, field sow-thistle, common milkweed, common mugwort, purple loosestrife, reed canary grass, wild carrot, Canada goldenrod, common burdock, and wild bergamot.

The vegetation along the bank leading to the Jock River is described as a cultural woodland on Figure 1. Mature bur oak and swamp white oak, in the 60cm dbh range are the largest trees in the river setback, with smaller Manitoba maple, crack willow, black cherry, and basswood (Photos 4 and 5). Except for the leaning coppice Manitoba maples and a couple of dead stems, the trees appeared to be in generally fair to good condition, with reduced leaf-out on some of the larger oaks. Common buckthorn, red raspberry, and tartarian honeysuckle shrubs are among the trees, along with regenerating stems of bur oak, Manitoba maple, basswood, and white ash. Ground flora is well established along the slope including field sow-thistle, common burdock, St. John's wort, wild grape, thicket creeper, Canada goldenrod, New England aster, small white aster, creeping bellflower (a particularly invasive species), orchard grass, reed canary grass, wild carrot, daisy fleabane, hedge bindweed, helleborine, and common ragweed.

Wildlife observed on and adjacent to the site included ring-billed gull, double-breasted cormorant, American crow, rock pigeon, tree swallow, barn swallow, American goldfinch, black–capped chickadee, eastern phoebe, woodchuck, and eastern chipmunk. Cavities were noted in the silver maple and sugar maple in the north portion of the site but these cavities appear to be too exposed to provide potential wildlife cavities. No evidence of raptor utilization, stone piles, or fissured bedrock were observed on the site. No evidence of pileated woodpecker use on the site was noted.

Photo 1 – Typical conditions of the development portion of the site, with manicured lawn and scattered trees. The mature silver maple is on the left towards the rear, with smaller white spruce on the right. View looking east towards the north residence from Longfields Drive

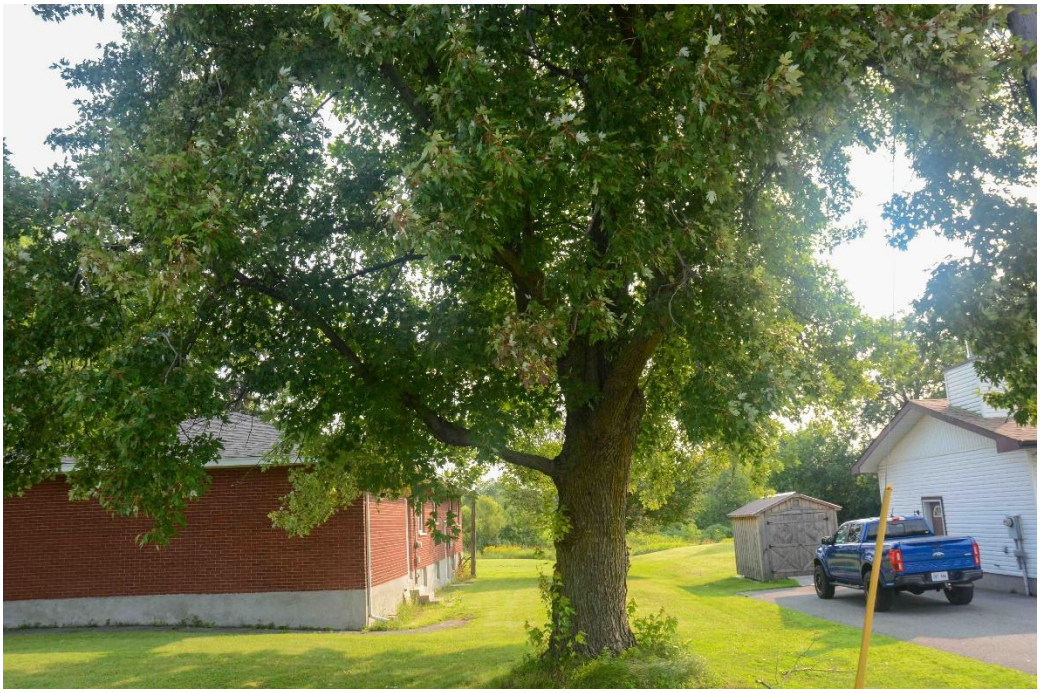

Photo 2 – The other mature silver maple in the central west portion of the site. View looking east from east of Longfields Drive

Photo 3 – East portion of the development portion of the site. View looking north from top-of-slope

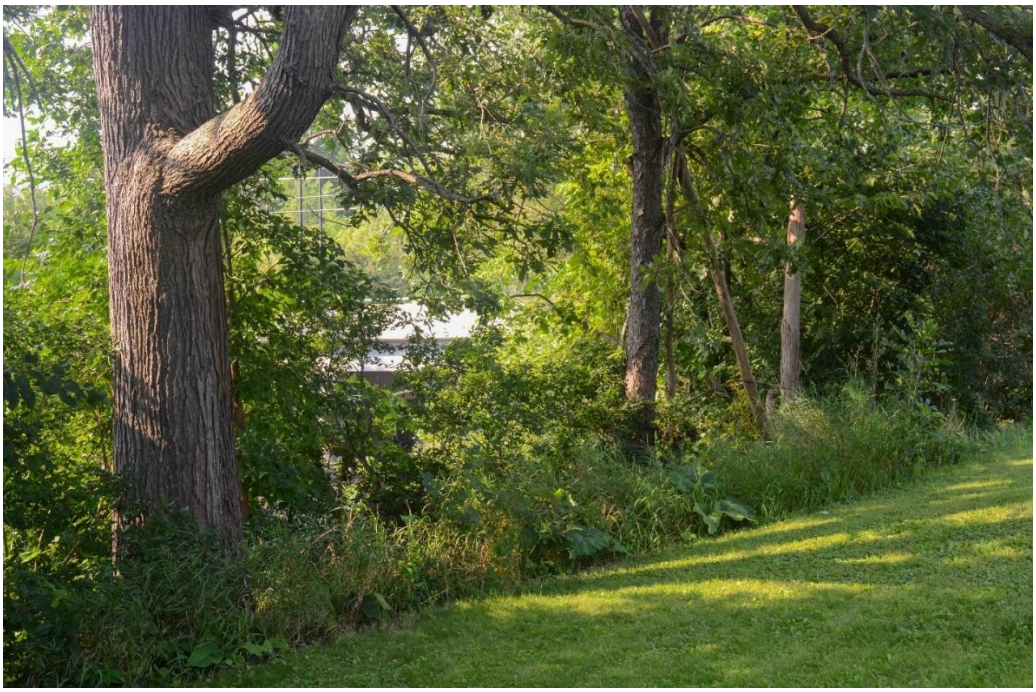

Photo 4 – The mowed grass extends beyond the top-of-slope towards the Jock River. Larger oaks and other woody vegetation are well established along the slope. View looking southwest

Photo 5 – Another view of the vegetation down the slope, with the Jock River in the rear left. View looking southeast

Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). No flora, fauna, or ecological conditions identified in the background review or field survey that would trigger a Significant Wildlife Habitat designation with respect to the ELC communities present were observed on the development portion of the site. For example, the cultural habitats do not support waterfowl stopover or staging areas, colonial nesting bird breeding habitat, or other examples of seasonal concentration areas, rare vegetation communities as noted in MNRF (2015), or rare or specialized habitats including seeps or springs. No wetlands are present on the development portion of the site.

No forest interior habitat is present and thus potential nesting of species of special concern such as wood thrush and eastern wood-pewee is not expected. No evidence of raptor wintering areas was noted, and old growth forests are not present. Areas of broken and fissured rock for potential use by snakes were not observed and no evidence of pileated woodpecker activity was noted.

Significant Wildlife Habitat is likely present in the adjacent Jock River, including seasonal concentration areas of animals such as waterfowl stopover and staging areas (aquatic). As assessed below, the identified setback to impervious surfaces and proper implementation of the mitigation measures are anticipated to protect the habitat of the Jock River including existing turtle and waterfowl use.

Outside of the Jock River corridor, the site is isolated from an environmental perspective due to extensive residential, commercial, and other developments in the central portion of Barrhaven. Linkage functions are anticipated along the river corridor, including forested areas adjacent to the watercourse.

Significant Woodlands and Valleylands

There are no forests on the site and the closest adjacent forests along the Jock River corridor forest do not meet the 80-year criterion for significant woodlands in the urban portion of Ottawa. Regardless these forests are not anticipated to be impacted provided the mitigation measures described below are properly implemented.

Significant valleylands are along the Jock River due to the slope and length of the slope and the river features. Protection measures described below for the Jock River corridor will also protect the features and functions of the valleylands

Species at Risk

No butternut, black ash, or other Species at Risk were observed on or adjacent to the site. The MNRF's Make a Map: Natural Heritage Areas website was reviewed on August 4th, 2024. This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km square including the site and adjacent lands (18VR41 – 12). Three Species at Risk, eastern meadowlark, bobolink, and butternut, were identified for the square. Species of special concern identified in the MNRF background mapping included eastern wood pewee, barn swallow, snapping turtle, and Midland painted turtle. As indicated above no butternut was observed on or within 41 metres of the development portion of the site. Bobolink and eastern meadowlark utilize larger areas of grasslands, including hay fields. No meadow habitat is present on or adjacent to the site. No forests and suitable structures are present for eastern wood pewee and barn swallow nesting, respectively.

The breeding birds listed in the Ontario Breeding Bird Atlas for the 10 km square 18VR41 also identified bank swallow and chimney swift Species at Risk. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls, habitat not present on or adjacent to the site. No structures are present on or adjacent to the site that may be used by barn swallow or chimney swift.

Blanding's turtle is also identified in the Ontario Reptile and Amphibian Atlas for the overall 10km square 18VR41 that includes the site and general area. There are no on-site wetlands north of the Jock River banks. Mitigation measures are presented below to avoid potential impacts on any turtle activity in the general area. The fast-flowing nature of the Jock River and lack of wetland habitat adjacent to the north river bank will likely minimize turtle utilization in the vicinity of the site during higher flow periods but turtles may be present during the summer lower flows and the Jock River is considered to provide suitable aquatic habitat for Blanding's turtle. The shallow coarse substrate is not anticipated to provide turtle overwintering in the

reach. No tributaries to the Jock with aquatic habitat potential were observed or are mapped for the site or adjacent lands. There is no anticipation that Blanding's turtle will utilize the upland terrestrial habitat of the site for nesting due to a lack of suitable exposed coarse substrate.

Many endangered and threatened species have historically been reported in the overall City, including butternut, black ash, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, nine-spotted lady beetle, Suckley's cuckoo bumble bee, Hudsonian godwit, lesser yellowlegs, red-headed woodpecker, short-eared owl, eastern red bat, hoary bat, silver-haired bat, little brown myotis, northern long-eared bat, olive hickorynut, bald eagle, golden eagle, cerulean warbler, least bittern, eastern cougar, lake sturgeon, and American eel. No cavity trees that may be used by bats for potential summer maternity bat colonies were observed on or adjacent to the development portion of the site. The forage fish that are Species at Risk or species of special concern reported in the overall City of Ottawa, bridle shiner and channel darter, are not known from the adjacent Jock River reach as reflected on the Department of Fisheries and Oceans' Species at Risk mapping.

Impact Analysis and Recommendations

No significant natural heritage feature, as identified in the Provincial Planning Statement and OMNR (2010), were observed on the development portion of the site, with the sensitive Jock River corridor in the south portion of the overall site. The Jock River and associated wooded sloped corridor represent fish habitat and significant valleylands, and potential Species at Risk utilization (Blanding's turtle) and significant wildlife habitat such as amphibian breeding and waterfowl staging. Forests to the west of the site, west of Longfields Drive, are part of the Natural Heritage Feature Overlay and are not anticipated to be impacted by this propose development on the east side of the multi-lane road, with the forests beginning approximately 55 metres southwest of the southwest corner of the new building.

Natural buffers between watercourses and human alterations are important for filtering excess nutrients running into the watercourse, infiltrating rainwater, maintaining bank stability, and providing wildlife habitat. Natural corridors also shade the edges of the river, help to maintain baseflow levels, and keep water temperatures cooler. Section 4.9.3 of the Official Plan is used to identify the limits of development from a surface water feature. There are four features that may determine the limits of development: limit of hazard lands, floodplain, 15 metres from top of stable slope, and 30 metres from channel top of bank (Figure 2). Based on the results of field observations and a slope stability analysis by Paterson (2024), a Limit of Hazard Lands of 8.6 metres from the top of the slope of metres was determined. This setback does not include a toe erosion allowance as rip-rap is along the edge of the Jock River and no erosion was observed by Paterson (2024). The hazard setback includes an erosion access allowance of six metres and a stable slope setback of 2.6 metres (Paterson, 2024). The floodplain is below the top-of-slope. The location of the south edge of the building has been modified to be 15 metres from the top-of-slope, with the south edge of the apartment between 25 and 27 metres from the north top of the Jock River bank. The function and features of the Jock River corridor to the south of the site are not anticipated to be impacted by the proposed development and moving the apartment building

outside of the 30 metre watercourse setback is not anticipated to provide a detectable improvement in environmental protection due to:

- the existing south residence is well within the 30 metre top of bank setback (between 14 and 18 metres from the channel top of bank) and the new setback will be between 9 and 11 metres greater than the existing setback;
- the proposed building footprint is a minimum of 25 metres from the channel top of bank;
- regenerating and planted woody vegetation within the top of slope setback, which is currently dominated by mowed lawns and the south residence, will provide a greater setback function than is currently present;
- the lack of tributary channels on the site that would provide a direct connection to the Jock River;
- a relatively high functional buffer below the top of slope with extensive woody vegetation; and,
- proper implementation of the mitigation measures recommended below.

The retention of the on-site trees is assessed in the Tree Conservation Report prepared by Novatech. Plantings of native vegetation as part of the redevelopment will provide a diversity of natural environment and aesthetic features. Potential native species to plant include nannyberry, elderberry and dogwood shrubs along with sugar maple, red maple, basswood, balsam fir, red oak, and white spruce trees. Obtaining native species from local seed sources is strongly recommended to promote adaptability and longevity. With respect to planting sensitivities, due to the clay soils, tree planting should be limited to trees with low water demand. Trees species to avoid in this situation include poplars, willows, and Manitoba maple. Paterson (2024) noted the location of street trees will be governed by the potential for soil volume change where trees and houses are located above a silty clay deposit. Additional requirements for soil volumes, tree sizes, and planting locations are provided in Section 6.8 of Paterson (2024).

It is assumed that the Jock River provides suitable aquatic habitat for Blanding's turtle. No tributaries to the Jock River with aquatic habitat potential were observed or are mapped for the site or adjacent lands. There is no anticipation that Blanding's turtle will utilize the upland terrestrial habitat of the site for nesting as suitable nesting habitat was not observed. The suitable turtle habitat is limited to the Jock River itself as the habitat adjacent to the shoreline is upland. By definition a setback of 30 metres is applied to the suitable turtle habitat. This is slightly greater but similar to the 25 – 27 metre setback from the channel top of bank associated with the proposed apartment location. The proposed setback is anticipated to provide suitable protection for the turtle, aquatic and other significant wildlife habitat of the Jock River provided the important mitigation measures, including installation of temporary construction exclusion fencing, permanent exclusion fencing, and MECP approval under the Species at Risk Act in place at the time of construction are properly implemented. The new structure will be between 9 and 11 metres further from the Jock River than the existing south residence.

Potential impacts during re-development of the site includes impacts on local wildlife from vegetation removal, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during

construction and harm to adjacent wildlife in the Jock River corridor, and impacts associated with an increase in noise, dust and light. Following the Bird Safe Design Guidelines, considering should be given to using bird safe glass or some form of visual marker on larger windows which pose concern for potential bird strikes, a leading cause of bird mortality. The potential for bird strikes is greater with the close proximity of the Jock River corridor. The following mitigation measures are recommended to address these potential impacts during construction and operation of the apartment:

1. The amount of tree removal for the re-development of the site is to be minimized as much as possible. Removed trees will be replaced with plantings of native trees and shrubs of local stock as shown on a Landscape Plan to be prepared by Novatech;
2. Woody vegetation removal is to occur before April 15th or after August 15th for the protection of breeding birds, unless a survey conducted by a qualified biologist within five days of the vegetation removal identifies no bird nesting activity;
3. Following the Bird Safe Design Guidelines, considering should be given to using bird safe glass or some form of visual marker on larger windows, which pose concern for potential bird strikes, a leading cause of bird mortality;
4. Discussions are required with MECP to determine if the proposal is consistent with the Species at Risk Act in place at that time of construction. Additional compensation and mitigation measures for turtle protection may be required;
5. Outdoor lighting is to be minimized as much as possible and is not to be directed to the south, towards the Jock River corridor;
6. Prior to prior to other site preparation and all construction activities, silt fencing is required around the perimeter of the work area to ensure the adjacent vegetation to be retained is not impacted by the construction, to isolate the work area from sensitive wildlife, and to filter any surface runoff from the work area. The silt fencing is to be installed, where possible, at the outer limits of the critical root zone (ten times trunk diameter) of the retained trees. The fencing is to be securely dug in before other site alterations begin, maintained during the construction period, and removed after the site is stabilized. The properly installed silt fencing is very important to act as a temporary exclusion barrier for turtles entering the work area per the MNR's 'Reptile and Amphibian Exclusion Fencing' guidance (https://www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing);
7. Once the silt fencing is installed the work area is to be searched for vulnerable wildlife such as turtles, with the wildlife relocated to the south. In addition, the work area should be searched for turtles, snakes and other sensitive wildlife at the beginning of each work day. Any turtles, snakes, or other sensitive wildlife observed in the work area or that may otherwise be in danger are to be safely relocated to the south. Animals should be moved only far enough to ensure their immediate safety and any handling of Species at Risk during construction for safe relocation purposes should be done by individuals who are properly trained to do so. See Appendix 1 and the links in Section 4 of City of Ottawa (2022) for suggestions on how to effectively relocate turtles and snakes and Section 2.5 for recommendations on construction site management;
8. Stockpiles of material such as sand and gravel are to be covered during the active turtle nesting season from May 15 to June 30;

9. Landscaping is to use only locally appropriate native species, such as those native species listed in this report. This is not meant to apply to vegetable gardens and non-invasive ornamental shrubs in close proximity to the new buidling;
10. To discourage wildlife from entering the work area during construction, the site should be kept clear of food wastes and other garbage, and proper drainage provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work area;
11. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the site prior to construction. Waste will be managed in accordance with provincial regulations;
12. The contractor will have a spill kit on-hand at all times in case of spills or other accidents;
13. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas is to be achieved as soon as possible;
14. As part of winter maintenance, snow is not to be piled within the 15 metre top-of-slope setback;
15. Roof runoff should be directed to grassed areas or other permeable surfaces; and
16. Once the site is stabilized, the silt fencing is to be removed and replaced on the south portion of the site with permanent wildlife exclusion fencing.

In addition, many helpful wildlife-oriented mitigation measures are detailed in the City's *Protocol for Wildlife Protection during Construction* (City of Ottawa, 2022). Contractors are to review in detail and understand the City's *Protocol for Wildlife Protection during Construction* prior to commencement of construction. The contractor is to be aware of the potential Species at Risk in the vicinity of the site including butternut, black ash, and Blanding's turtle. Appendix 1 of City of Ottawa (2022) describes these species. Bernie Muncaster (613-748-3753) is the project biologist for this development. Any Species at Risk sightings are to be immediately reported to the Ministry of the Environment, Conservation and Parks and work that may impact the species suspended immediately.

Conclusion

Redevelopment of the tablelands portion of the site dominated by two residences and associated mowed areas to a three-storey apartment building is proposed. The sensitive Jock River corridor is to the south of the tablelands, in the south portion of the overall site. The setback to the Jock will be increased relative to the location of the existing south residence and the setback further enhanced with plantings in currently mowed areas and installation of permanent exclusion fencing to keep sensitive wildlife out of the development portion of the site and prevent entry down the slope towards the Jock River.

Construction and operation of the site re-development is not anticipated to impact the features and functions of the local natural environment features, including the Jock River corridor to the south and the forests (part of the Natural Heritage Features Overlay) to the west of Longfields Drive, provided the important mitigation measures in this report are properly implemented.

This EIS concludes that it is the professional opinion of the author that the construction and operation of the three-story apartment will not have a negative impact, as defined in the Provincial Planning Statement, on the significant natural heritage features and functions of the overall area, including the Jock River corridor and adjacent Natural Heritage Features Overlay, providing the above recommended mitigation measures are properly implemented.

References

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Regional Municipality of Ottawa-Carleton. 1995. Jock River Fisheries Assessment. Surface Water Quality Branch. 12 pp. & append.

Rideau Valley Conservation Authority. 2001. Jock River Watershed Management Plan. November 2001. 51 pp.

Stantec Consulting Ltd. 2007. Jock River Reach One Subwatershed Study. Final Report, June 2007. 8 Sections & append.

Please call if you have any questions on this EIS.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.

Bernie Muncaster, M.Sc.
Principal

\320 Bren-Maur Road West EIS

Legend

Site

Vegetation Communities

Vegetation Communities

1 Cultural Meadow

2 Cultural Woodland

Approx. Scale 1: 750

0 10 20 30

METRES

Figure 1

FILE: 24 - 09

Sept 10, 2025

EXISTING CONDITIONS

320 Bren-Maur Road West
Barrhaven, City of Ottawa

Prepared for: Uniform Developments

Prepared by: Muncaster Environmental Planning Inc.

FIGURE 2 – SITE PLAN (Hobin Architecture)
(solid blue line – channel top of bank; red – top of slope; dashed yellow – limit of hazard lands; dashed green – 15 m top of slope setback; dashed blue – 30 m channel setback)