Muncaster
Environmental
Planning Inc.

July 2, 2024

Mr. Dominik Sepowicz
Vice President, Continental Flooring
48A Colonnade Road
Ottawa, ON
K2E 7J6

Dear Mr. Sepowicz:

RE: 100 Bill Leathem Drive – Proposed Office / Warehouse Development
Environmental Impact Study and Tree Conservation Report - Updated

This Environmental Impact Study (EIS) and Tree Conservation Report (TCR) address a proposed two storey office and warehouse building in the northeast portion of Barrhaven at 100 Bill Leathem Drive. The site is on the south side of Bill Leathem Drive, to the southeast of the t-intersection with Paragon Avenue. The 0.45 hectare site has approximately 82 metres of frontage on Bill Leathem Drive. The site is within the South Merivale Business Park and is described as Part of Lot 18, Concession 1 (Rideau Front) of Nepean Geographic Township, City of Ottawa. Currently there are no buildings or other structures on the site. The site and adjacent lands were farmed until adjacent portions of the Business Park were developed in the 1990s.

For the purposes of this report Bill Leathem Drive is assumed to be in an east-west orientation. This report has been updated to address City comments of June 27th, 2024

Methodology

This EIS and TCR was prepared in accordance with the EIS and TCR Guidelines produced by the City of Ottawa, 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-five years of experience completing natural environment assessments. The purpose of the Tree Conservation Report component is to determine any tree stands that should be retained and protected and the associated protection measures. Trees not to be retained are proposed for removal in 2024, after the breeding bird period.

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

A field survey of the site and adjacent lands was completed on April 16th, 2023 from 14:10 to 15:30, during good conditions for observations including a light to moderate breeze, mostly sunny skies, and an air temperature of 10° C.

Environmental Features

The site is zoned Light Industrial (*IL9*) and identified as Mixed Industrial on Schedule B6 of the new City of Ottawa Official Plan. The south half of the site is identified as Natural Heritage Features Overlay on Schedule C11-C of the Official Plan, though the site is not forested, unlike adjacent components which are also shown as Natural Heritage Features Overlay and are forested. Muncaster (2016), which included the current site in its assessment, noted that identifying the site as part of the Natural Heritage System may be a mapping error as the site was an agricultural field and has not been forested. The closest Natural Heritage System Core Area is the south portion of the Pinhey Forest, approximately three kilometres to the north of the site. There are no Provincially Significant Wetlands or Areas of Natural and Scientific Interest in proximity to the site. There are no environment constraints shown on the site on Schedule C15, with unstable slopes indicated along the inlet and outlet of the Clarke Bellinger Environmental Facility to the south of the site, as described below.

The Clarke Bellinger Environmental Facility is to the south of the site, with the northwest portion of the pond approximately between 34 and 37 metres south of the south site boundary. This facility is a series of on-line ponds that provide stormwater treatment for much of this portion of Barrhaven. A 3 metre wide access road/pathway and deciduous plantings south of the pathway are between the site and the facility. No potential aquatic habitat is on the site, with adjacent potential habitat represented by the ponds and a channel entering the west end of the ponds about 75 metres south of the southwest corner of the site. South of the environmental facility is the Sach's Forest Urban Natural Area (Muncaster and Brunton, 2005), which is dominated by mature, deciduous forests with many mature examples in the 60cm dbh range of sugar maple, eastern hemlock, bur oak, red maple, basswood, white pine and American beech and other representation of bitternut hickory, ironwood, white birch and yellow birch (Muncaster, 2016).

At its closest point the Rideau River is approximately 820 metres to the east of the site, east of Prince of Wales Drive, the RCMP headquarters, and associated surface parking, and urban residential developments.

Proposed Commercial Development

The proposal includes a two storey office building and warehouse, with a footprint initially of approximately 12,165 ft^2, and future expansion to the east. Surface parking will be provided to the north of the building, with loading docks on the west side (Map 2). Access south from Bill Leathem Drive will be via a crescent, with entries in the northwest and northeast corners of the site (Map 2). The site will be on municipal services. A chain-link fence will be installed around the site perimeter.

Existing Conditions

The topography of the site is virtually level, with a very gentle slope to the south. The site is at grade with Bill Leathem Drive. Clay soils dominate the site and adjacent lands, with the overburden in the range of 15 to 25 metres thick and long-term stabilized groundwater table between 3.5 and 4.6 metres below ground surface (EXP Services, 2024; Muncaster, 2016).

A hard packed gravel surface is on the west portion of the site (Photo 1). A small area of gravel stockpiling extends from the west onto the southwest portion of the site. The gravel is too thin and too hardpacked to be utilize by turtles for nesting. This material is also too coarse to be used by nesting swallows and other burrowing animals.

On-Site

Cultural meadow habitat is present on former agricultural lands (Photo 1). Where regenerating woody vegetation is the dominant vegetation, the community is shown as a cultural thicket on Map 1. The thicket habitat is about ten years old, with a few trees up to 20 years, and is less than 0.1 hectares. Common ground flora on the site includes orchard grass, June meadow grass, reed canary grass, awnless brome grass, wild carrot, common burdock, Canada thistle, common dandelion, goldenrod, white bedstraw, white clover, red clover, and silvery cinquefoil, along with staghorn sumac and slender willows shrubs. The cultural thicket is dominated by regenerating poplar stems, with multi-stem crack willow also present. The largest trees on the site are 22cm diameter at breast height (dbh), as described in Table 1 below. Table 1 includes planted street trees, sugar maple and white ash, along north edge of the site, but south of the Bill Leathem Drive allowance.

Wildlife observations on and adjacent to the site included American crow, song sparrow, red-winged blackbird, eastern phoebe, house finch, American goldfinch, American robin, and mallard (on the stormwater facility to the south).

Table 1 – Description of Trees (located on Map 1)

Tree Letter	Species	dbh (cm)	Condition and Comments	Fate
A	Large-tooth aspen Eastern cottonwood Crack willow	up to 12 up to 12 up to 12	Cultural thicket (< 0.1 ha) of regenerating large-tooth aspen and eastern cottonwood stems (Photo 5), the larger trees coppice. Extensive fungal growth on most stems. No dominant leader on multi-stems. Good bud development Coppice crack willows with no dominant leader and poor form. Good budding and minor trunk damage	To be removed
B	Large-tooth aspen	up to 22	Coppice with five stems. Poor form with no dominant leader. Trunks appear to be in good condition. Adjacent crack willow up to 10cm dbh	To be removed

Tree Letter	Species	dbh (cm)	Condition and Comments	Fate
C	Eastern cottonwood	up to 20	Five trunks (12 -20cm dbh) with no dominant leader and poor form (Photo 1). Minor trunk damage on north side. Good bud development	To be removed
D	Sugar maple	18	Street planting but on-site (Photo 2). Good form and trunk appears in good condition. Good distribution of scaffold branches and good bud development	Retain
E	Sugar maple	22	Street planting but on-site. Good form, minor trunk damage. Good distribution of scaffold branches and good bud development	To be removed
F	Sugar maple	16	Street planting but on-site. Poor condition with damaged trunk and major root collar damage (Photo 3). Good bud development	Retain or replace
G	Sugar maple	18	Street planting but on-site. Some damage in root collar. Good form. Healed calloses on trunk. Good bud development	Retain
H	White ash	up to 16	Street planting but on-site. Poor form with original leader dead. Extensive suckering, EAB damage. Good bud development	Replace per City comment
I	White ash	11 and 16	Street planting but on-site. Twin-stem, with smaller stem dead and extensive root flare damage. EAB damage. Good bud development. Dead standing 10cm dbh ash to the east. All bark is sloughed and remaining trunk two metres high. EAB damage	Replace per City comment
J	White ash	up to 13	Street planting but on-site. Poor condition with EAB damage (Photo 4). Lower trunk bark sloughed off. Good bud development	Remove

Adjacent Trees

As described in Table 1, the planted street trees to the south of Bill Leathem are street plantings but on-site, as seen on the aerial photography such as the 2007 geoOttawa photo showing the planting locations (Photo 7). There are no City-owned trees that may be affected. The ash trees that will not be removed are recommended for replacement due to poor condition (Photo 4). The sugar maples can be retained except Tree 'E' (Map 1) which is in the entrance alignment south off Bill Leathem Drive, though Tree 'F' (Photo 3) is in poor condition and could be replaced.

There are no trees to the east, south, or west with critical root zones that would extend onto the site. A slender willow shrub shows on the airphotos to the east of the site south of Bill Leathem Drive. This shrub will not be impacted. There are no critical root zones extending onto the south edge of the site as the stonedust three metre wide access road/pathway is immediately to the south of the site, to the north of the plantings on the north side of the Clarke Bellinger Environmental Facility (Photo 6). A one metre wide mowed area is to the south of the pathway

and the closest tree is a 20cm dbh white ash 4.5 metres south of the pathway. The closest plantings to the south of the site and pathway are staghorn sumac shrubs and Scot's pine up to 38cm dbh. The closest of the pines is approximately 12 metres to the south of the site.

Photo 1 – Site looking southeast from just south of Bill Leathem Drive. Tree 'C' is in the centre of photo, with cultural thicket to the left (northeast) and off-site conifers north of the Clarke Bellinger Environmental Facility in the background

Photo 2 – Planted maple trees along north edge of the site.
View looking east from the northwest site corner, with Bill Leathem Drive on the left

Photo 3 – Damage at base of maple Tree 'F".
View looking southeast with cultural thicket in background

Photo 4 – Typical condition of the planted ash trees south of Bill Leathem Drive. This example is Tree 'J'. View looking north

Photo 5 – Cultural thicket in the north-central portion of the site. View looking northwest

Photo 6 – South portion of the site, with cultural thicket to the right and off-site stonedust access road/pathway and conifers and sumac plantings to the left. View looking east

Photo 7 – 2007 aerial photography showing street planting locations to the south of the Bill Leathem Drive allowance (represented by yellow lines)

Species at Risk and Other Species of Special Interest

No butternut, black ash, or other Species at Risk were observed on or adjacent to the site. On April 10th, 2024, the Ministry of the Natural Resources and Forestry's Make a Map: Natural Heritage Areas website was reviewed. 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 areas (18VR41 - 45). One provincial Species at Risk was noted for this square, red-headed woodpecker, with two species of special concern, snapping turtle and eastern wood-pewee. Midland painted turtle, a federal Species at Risk, was also listed in the database for the 1 km square. A threatened turtle species found in many areas of Ottawa, Blanding's turtle, was not recorded for the overall 10 km square 18VR41 in the Ontario Reptile and Amphibian Atlas. Any turtle activity in proximity of the site is anticipated to be restricted to the Clarke Bellinger Environmental Facility, as wetlands are not present adjacent to the ponds. No wetland habitat is on the site or to the west, north, or east of the site to which a turtle may transverse the site to reach from the ponds. No potential turtle nesting habitat was observed on or adjacent to the site. The compacted gravel base in the southwest corner of the site extending from the west is too firm and too thin to be used by turtles for nesting. As the site is greater than 30 metres from the closest portion of the ponds and extensive trees in the setback will provide a good buffer function, providing the mitigation measures described below are properly implemented, no impacts on the adjacent ponds are anticipated.

Eastern wood-pewee usually nests in deciduous forests with interior habitat. No forests are on-site and no interior habitat is adjacent to the site. Red-headed woodpeckers are found in scattered, open woodlots in agricultural areas, dead timber in swamps, or pine savannas. These habitats are not present on or adjacent to the site.

Other Species at Risk identified in the Ontario Breeding Bird Atlas for the 10km square (18VR41) that includes the site and general area of this portion of Ottawa are bobolink, eastern meadowlark, bank swallow, and chimney swift. Bobolink and eastern meadowlark utilize larger grassland areas such as hayfields. Although meadow habitat is present on the site, it is far too small to provide potential nesting habitat, including lacking interior grassland habitat and has too much regenerating woody vegetation. 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.

The potential Species at Risk historically reported for the overall City of Ottawa and their habitat requirements were also reviewed, including butternut, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, Henslow's sparrow, loggerhead shrike, eastern meadowlark, bobolink, bank swallow, black ash, eastern whip-poor-will, bald eagle, golden eagle, least bittern, little brown bat, eastern small-footed myotis, northern long-eared bat, olive hickorynut, eastern cougar, lake sturgeon, cerulean warbler, and American eel. Except for butternut and black ash, no specific habitat characteristics related to these potential Species at Risk were observed on the site. No potential wildlife cavity trees that could be used by bats for summer colonies are present on or adjacent to the site.

Significant Woodlands and Wildlife Habitat

There are no forests on or contiguous with the site on adjacent lands. The closest forests that may be considered significant woodlands are approximately 125 metres to the southwest of the southwest site corner.

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 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 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. Stone fences, areas of broken and fissured rock for potential use by snakes and other wildlife were not observed.

Linkage functions in the general area are impacted by agricultural activity and more recently expanding urban residential and commercial and institutional developments in the northeast portion of Barrhaven. Some linkage function likely exists south of the site from the Sach's Forest Urban Natural Area to the Rideau River corridor via the Clarke Bellinger Environmental Facility and the Rideau Glen Ravine Urban Natural Area, although the linkage function would be diminished by Leikin Drive, Prince of Wales Drive, and residences along Winding Way.

Impact Assessment and Mitigation Measures

No natural heritage features, as identified in the Provincial Policy Statement and OMNR (2010), were observed on the site which is dominated by disturbed meadow habitat and young regenerating woody vegetation on a former agricultural field. There appears to be no potential for endangered or threatened Species at Risk on or adjacent to the site other than butternut which was not observed. Fish habitat and significant woodlands are to the south of the site. The closest of these features is approximately 125 meters south of the southwest corner of the site, with the north portion of the Clarke Bellinger Environmental Facility (generally not considered fish habitat due to its stormwater function) between 34 and 37 metres south of the south site edge.

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. The floodplain feature is not applicable to the Clarke Bellinger Environmental Facility. A limit of hazard lands was not provided by EXP Services (2024) but the 2024 analysis for the adjacent 96 Bill Leatham Drive identified a limit of hazard lands of eight metres from the top of stable slope, composed of a two metre toe erosion allowance and a six metre access allowance (Paterson, 2024). This limit of hazard lands for the adjacent site is well less than the 15 metre from top of stable slope setback.

The 30 metre setback from the top of bank does not extend onto the site. As shown on Map 2, the 15 metre setback from the top of stable slope does extend slightly, up to 1.5 metres onto the south edge of the site. The closest portion of the office/warehouse will be approximately 2.5 metres to the north of the 15 metre setback, with portion of a loading dock and a short, about 5 metres, retaining wall within the outer metre of the 15 metre setback. The function and features to the south of the site are not anticipated to be impacted by the proposed development and moving the loading dock and retaining wall completely outside of the 15 metre top of stable slope setback is not anticipated to provide a detectable improvement in environmental protection due to:

- the low sensitivity of the Clarke Bellinger Environmental Facility, which is a stormwater facility. There is extensive siltation on the substrate in the facility, including an extended shallow littoral zone;
- regenerating and planted woody vegetation, other landscaping and a three metre wide gravel access road/pathway between the facility and the site;
- the disturbed nature of the site;
- plantings of native trees and shrubs proposed for the site;
- the lack of hydrological connection between the site and the adjacent features;
- the lack of residences and associated absence of pets as part of the development. The use of the pathway has a much greater pet presence;
- a relatively high functional buffer with extensive plantings of woody vegetation; and,
- proper implementation of the mitigation measures recommended below.

The stonedust pathway system around the ponds and through the Sach's Forest Urban Natural Area to the south minimizes the potential for impacts from improper access to the Sach's Forest Urban Natural Area. With the ponds between the site and the forests to the south, the existing pathway is the only way for foot traffic to access the Urban Natural Area. It is anticipated that the proposed development will not add significantly to the potential for indirect impacts to the Urban Natural Area and associated significant natural heritage features relative to the extensive urban residential communities immediately to the south of the Urban Natural Area and current use of the pathway system. The permanent fencing around the site perimeter will further limit the interaction between the site and the natural features to the south.

Tree Retention

Due to their location the regenerating poplar and crack willow stems within and adjacent to the central cultural thicket cannot be retained. The larger, up to 22cm dbh, of these trees are coppice with poor form and the poplars have notable fungal growth. Two of the street plantings (Trees 'E' and 'J') are in conflict with the access south off Bill Leathem Drive. The ash street plantings are in poor condition and will be replaced.

It is important that removal of these trees be replaced with new plantings of native species. These plantings will provide a diversity of natural environment and aesthetic features and increase the extent of woody vegetation on the site. To provide a natural appearance, trees and shrubs should be planted in a random, cluster fashion rather than in a grid system. Potential

native species to plant include nannyberry and dogwood shrubs along with sugar maple, red maple, basswood, balsam fir, white cedar, red oak and white spruce trees. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity. Due to the clay soils, fast-growing trees located near buildings founded on cohesive soils that shrink on drying can result in long-term differential settlements of the structures. EXP Services (2024) concluded that the clayey soils at the site are considered to have a low/medium potential for soil volume change. Tree varieties that may have the most pronounced effect in clay soils are poplars, willows and Manitoba Maple and these species should not be considered in the landscaping design for the site.

No City-owned plantings have critical root zones extending onto the site or may otherwise be impacted. The street these plantings along the north edge of the site can be retained except for Trees 'E' and 'J' though the ash and one maple should be replaced. No critical root zones of co-owned or adjacent trees extend onto the site.

The silt fencing (pink line on Map 2) will assist in sediment and erosion control as well as protecting the adjacent trees to be retained and isolating the work area from wildlife. It is important that the fencing be properly installed and maintained. Signs, notices or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling or other activities that may cause soil compaction to occur within the critical root zones of the trees to be retained and protected. The root system, trunk or branches of the trees to be retained are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the retained trees.

All of the supports and bracing for the silt fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage. Also, since a desired effect of the temporary fencing is to prevent construction traffic from entering the trees' critical root zones, the silt fencing should be kept in place until all site servicing and construction has been completed.

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. Listed below are specific mitigation measures associated with the Protocol for Wildlife Protection during Construction (City of Ottawa, 2022). Following the Bird Safe Design Guidelines, considering should be given to using bird safe glass or some form of visual marker on the large windows on the north elevation, which pose some concern for potential bird strikes, a leading cause of bird mortality.

Summary of Mitigation Measures

1. The extent of exposed soils shall be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas shall be achieved as soon as possible;

2. During construction, sediment and erosion control measures will be implemented as required, including filtering of pumped groundwater, properly installed and maintained silt fencing, and seepage barriers deployed in any temporary drainage ditches, until the construction is completed. These control measures must be properly maintained to maximize their function during construction. For example, the silt fencing must be properly keyed in to filter runoff and be maintained as required, including repair of broken panels and removal of accumulated sediment. It is also important that the temporary fencing be removed once construction is over and the site has been stabilized;

3. The contractor is to be aware of potential Species at Risk in the vicinity of the site such as butternut and black ash. Appendix 1 of City of Ottawa (2022) describes these species. The contact biologist for this project is Bernie Muncaster (613-748-3753). Any Species at Risk sightings are to be immediately reported to the project manager and the Ministry of the Environment, Conservation and Parks and activities are to be stopped until further direction is received from the Ministry;

4. As recommended in City of Ottawa (2022), prior to beginning work each day thorough visual inspections of the work space and immediate surroundings are to be completed for wildlife. See Section 2.5 of the City's Protocol for Wildlife Protection during Construction (City of Ottawa, 2022) for additional recommendations on construction site management. Any turtles and snakes in the work area are to be relocated to the south. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2022) for suggestions on how to effectively relocate turtles and snakes;

5. To protect breeding birds, no tree or shrub removal should occur between April 15th and August 15th unless a breeding bird survey conducted within five days of the woody vegetation removal identifies no active nests in the trees or shrubs. No stick nests or other evidence of raptor utilization was observed on or adjacent to the site;

6. 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;

7. Outdoor lighting, including in the parking areas, is to be minimized as much as possible and is not to be directed to the south, towards the Clarke Bellinger Environmental Facility;

8. 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;

9. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents; and,

10. The permanent fencing and development layout will ensure no snow removal activity impacts the access road/ pathway and Sach's Forest Urban Natural Area to the south.

Schedule of Proposed Works

Removal of the young woody vegetation not to be retained is proposed for 2024, after the breeding bird season. A Tree Cut Permit will be required from the City for removal of all trees greater than 10cm dbh, including the largest trees associated with the cultural thicket and the street plantings to be removed. As applicable, City of Ottawa staff (Forester – Planning) are to be contacted at least two business days prior to any tree removal so staff have the opportunity to verify that the protective fencing has been properly constructed.

Conclusion

A two-storey mixed use office and warehouse building and associated surface parking is proposed in the northeast portion of Barrhaven at 100 Bill Leathem Drive, in the South Merivale Business Park. There are no significant natural heritage features on the site, which contains disturbed meadow habitat and young regenerating woody vegetation on former agricultural lands. However, the Sach's Forest Urban Natural Area to the south of the site, south of the Clarke Bellinger Environmental Facility, is a significant natural heritage feature.

Due to the minimal removal of trees over 15cm dbh, presence of the access road/pathway, distance from the Urban Natural Area, existing residences in close proximity to the Urban Natural Area, pathways established through the forests and relatively benign use for the site, with proper implementation of the mitigation measures described in this report it is anticipated that the construction and operation of the office and warehouse building will not have a negative impact on the features and functions of the Clarke Bellinger Environmental Facility and Sach's Forest Urban Natural Area.

Plantings of native trees and shrubs of local seed origin are recommended to provide aesthetic and local wildlife value and assist in replacing the trees to be removed.

This EIS and TCR concludes that it is the professional opinion of the author that the construction and operation of the proposed warehouse and office development will not have a negative impact, as defined in the Provincial Policy Statement, on the significant natural heritage features and functions of the general area, including the Sach's Forest Urban Natural Area and Clarke Bellinger Environmental Facility to the south, provided the above recommended mitigation measures are properly implemented.

References

City of Ottawa. 2022. Protocol for Wildlife Protection during Construction. Revised September, 2022. 14 pp & Append.

EXP Services Inc. 2024. Geotechnical Investigation, Proposed Commercial Development. 100 Bill Leathem Drive, Ottawa. May 11th, 2024. PG6668-Memo.01. 17 pp & Append.

Muncaster, B.W. and D.F. Brunton. 2005. Urban Natural Areas Environmental Evaluation Study. Prepared for the City of Ottawa

Muncaster Environmental Planning Inc. 2016. 102 Bill Leathem, The Salvation Army Barrhaven Church Environmental Impact Statement. April 25th, 2016. 12 pp & Append.

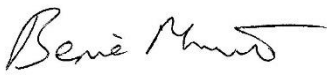
Ontario Ministry of Natural Resources. 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. 2nd Edition. March 2010. 233 pp.

Ontario Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. January, 2015. 38 pp.

Paterson Group. 2024. Slope Stability Review. Proposed Warehouse Building. 96 Bill Leathem Drive, Ottawa. March 7th, 2024. PG6668-Memo.01. 3 pp & Append.

Please call if you have any questions regarding this EIS and TCR

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.



Bernie Muncaster, M.Sc.
Principal

\100 Bill Leathem Drive EISTCR

Legend

Site

A — Tree(s) Letter

Vegetation Communities

Vegetation Communities

1 Cultural Meadow

2 Cultural Thicket

Approx. Scale 1: 900

0 10 20 30 METRES

Map 1

FILE: 24 - 02

April 16, 2024

EXISTING CONDITIONS

100 Bill Leathem Drive
Barrhaven, City of Ottawa

Prepared for: Continental Flooring

Prepared by: Muncaster Environmental Planning Inc.

Legend

- 30 m Setback from Top of Bank
- Stable Top-of-Slope (EXP Services, 2024)
- 15 m Setback from Top of Slope
- Silt Fencing
- A — Tree(s) Letter

Vegetation Communities

- 1 — Cultural Meadow
- 2 — Cultural Thicket

Approx. Scale 1: 900

0 10 20 30 METRES

Map 2

FILE: 24 - 02

May 13, 2024

PROPOSED CONSERVED VEGETATION

100 Bill Leathem Drive
Barrhaven, City of Ottawa

Prepared for: Continental Flooring

Prepared by: Muncaster Environmental Planning Inc.