

# FOTENN

## 6335 PERTH STREET DRAFT PLAN OF SUBDIVISION REVISION APPLICATION







Prepared for:

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Fotenn Consultants Inc. (“Fotenn”) has been retained by Richmond Village Development Corporation (“RVDC”) to act as Agent on their behalf to prepare and submit a Draft Plan of Subdivision Revision application for the property municipally known as 6335 Perth Street (the “subject lands”) in the Village of Richmond in the City of Ottawa. The overall development is known as the “Fox Run” community.

## 1.1 Application History

On July 27, 2011, Fotenn submitted Plan of Subdivision and Zoning By-law Amendment applications for the subject lands on behalf of RVDC. After being deemed incomplete, RVDC filed a Motion for Direction with the Ontario Municipal Board (OMB). The matter was resolved before the Board and an Agreement was reached between the City and RVDC in December, 2011. The applications were subsequently Deemed Complete on April 4, 2012.

The applications submitted to the City included approximately 1,000 units of mixed residential types and park space across 53 hectares, including the subject lands. Due to disagreement on outstanding matters required in order to proceed to Draft Plan Approval, RVDC appealed both the Plan of Subdivision and the Zoning By-law Amendment to the OMB on the basis of no decision in July 2013. The OMB approved the Zoning By-law Amendment application, including the addition of Holding Zones, with zoning boundaries determined on the basis of the submitted Plan of Subdivision.

Following the OMB approval, RVDC further refined the details of the Phase 1 portion of the Plan of Subdivision, accounting for minor revisions to road configurations and the shapes and sizes of development and park blocks. While the revisions substantially reflected the OMB-approved zoning boundaries, the various revisions resulted in minor discrepancies between the approved zoning boundaries and the refined subdivision layout. On March 28, 2018, City Council enacted a Zoning By-law Amendment that revised the zoning boundaries for the Phase 1 lands.

Building on the changes proposed in Phase 1, RVDC has recently refined elements of plans for subsequent phases to reflect minor modifications in dwelling types, unit counts, and road configurations. While the revised plans generally adhere to the broader vision for the overall subdivision, a Draft Plan of Subdivision Revision application is required to adjust the OMB-approved zoning boundaries of the Fox Run development.

This Draft Plan Revision application is accompanied by a Zoning By-law Amendment application intended to implement the revised land use vision for the lands. The applications are submitted concurrently, and will be reviewed concurrently, as agreed to by Staff in a pre-application consultation meeting. However, the Zoning By-law Amendment application will only be considered by City Council after the Draft Plan Revision application is approved.

## 1.2 Requested Revision to Draft Plan of Subdivision

The proposed changes to the Draft Plan of Subdivision revolve principally around the introduction of a new laneway townhouse product, as well as a minor reconfiguration of the street network north of Perth Street. There are minor modifications to the road network south of Perth Street.



### 2.1 Subject Lands

The Village of Richmond (the “Village”) is located in the City of Ottawa, approximately 25 kilometres southwest of the downtown core and approximately 15 kilometres south of Kanata in the Rideau-Goulbourn Ward. The Village is one of the largest of the 26 designated villages in the City of Ottawa. The subject lands are located along the north and south sides of Perth Street.

While the Draft Plan Revision application affects the entire Fox Run development, the majority of the revisions apply to the area north of Perth Street (labeled “Subject Lands” on Figure 1 below).



Figure 1: Subject Lands in Surrounding Context

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## 2.2 Surrounding Area

### **North**

The lands north of the Fox Run development lands are currently undeveloped and predominantly used for agricultural purposes.

### **East**

The lands east of the subject lands consist of a future corridor for the Van Gaal Drain, and low-density residential uses in the established part of the village. A range of community amenities are already present in the village. Further to the east is the Jock River, which runs through the centre of the village.

### **South**

South of the Fox Run development are lands owned by Mattamy Homes and reserved for development of comparable land uses.

### **West**

The area west of the subject lands are used primarily for rural and agricultural purposes, and are zoned appropriately for these uses.

## 3.0 PROPOSED REVISIONS

The revisions proposed to the Draft Plan are directed principally to the area immediately north of Perth Street, including an expansion of townhouse land uses, the introduction of a new rear-lane townhouse model, and a modest reconfiguration of the street network. Some minor modifications to the portion of the development south of Perth Street are also proposed.

Figure 2 below illustrates an extract of the lands north of Perth Street from the approved 2014 Draft Plan of Subdivision. While the perimeter blocks on the west and east side of the subdivision are generally similar in size and orientation, the blocks in the centre of the subdivision were designed to accommodate traditional townhouses within a modified grid street network. Street 15 connected to Street 14 in the west, then turned northward at the east, creating an L-shaped Block 39. Only Street 13 ran north-south internal to the development, connecting to Block 12, a window street.

The proposed development remains substantially similar to the approved subdivision, as shown in Figure 3 below. The revised plans continue to feature a mix of low- and medium-density housing types along a modified grid street network. The revised plan proposes a total of 771 dwelling units in the entirety of the Fox Run community, both north and south of Perth Street. The park and environmental protection blocks remain consistent with the approved plans, including the Phase 1 plans registered on March 22, 2019 as 4M-1622.

Paragraph 12 of the OMB approval Decision states, “The Owner agrees that the total number of units to be constructed within this plan shall be approximately 750 dwelling units.” The wording of the Paragraph confirms that the stated number is not an absolute limit on the number of dwelling units, but is rather an approximate upper limit for units across the development. The revised plan proposes 21 additional units above the 750 figure, representing a minor increase. As the additional units proposed remains functional, continues to meet the policy direction in the Secondary Plan and CDP, and are proposed for appropriate locations, the revised plan remains consistent with the general direction of the OMB approval.

With the introduction of a new rear-lane townhouse model, shown below as Figure 4, the Draft Plan of Subdivision has been revised to accommodate the new housing model and to reconfigure the street network accordingly. The rear-lane townhouses are proposed to front onto Perth Street, replacing the window street and creating a more active, engaging street frontage along Perth Street. Streets 7-10 combine to create a proper street grid, increasing permeability for pedestrians and vehicles.

Overall urban design is improved in the revised layout. The rear-lane townhouses do not create any curb cuts, creating a better and safer pedestrian environment and creating opportunities for street parking. The reconfigured street network is more efficient for both pedestrians and vehicles, which mitigates traffic impacts from the higher-density dwelling types.

The revised Draft Plan of Subdivision also proposes a modest change to blocks and streets immediately south of the hydro easement. Whereas the approved plan featured a window street along the hydro easement, the revised plan double-loads Street 13, creating a more sociable and efficient street design.

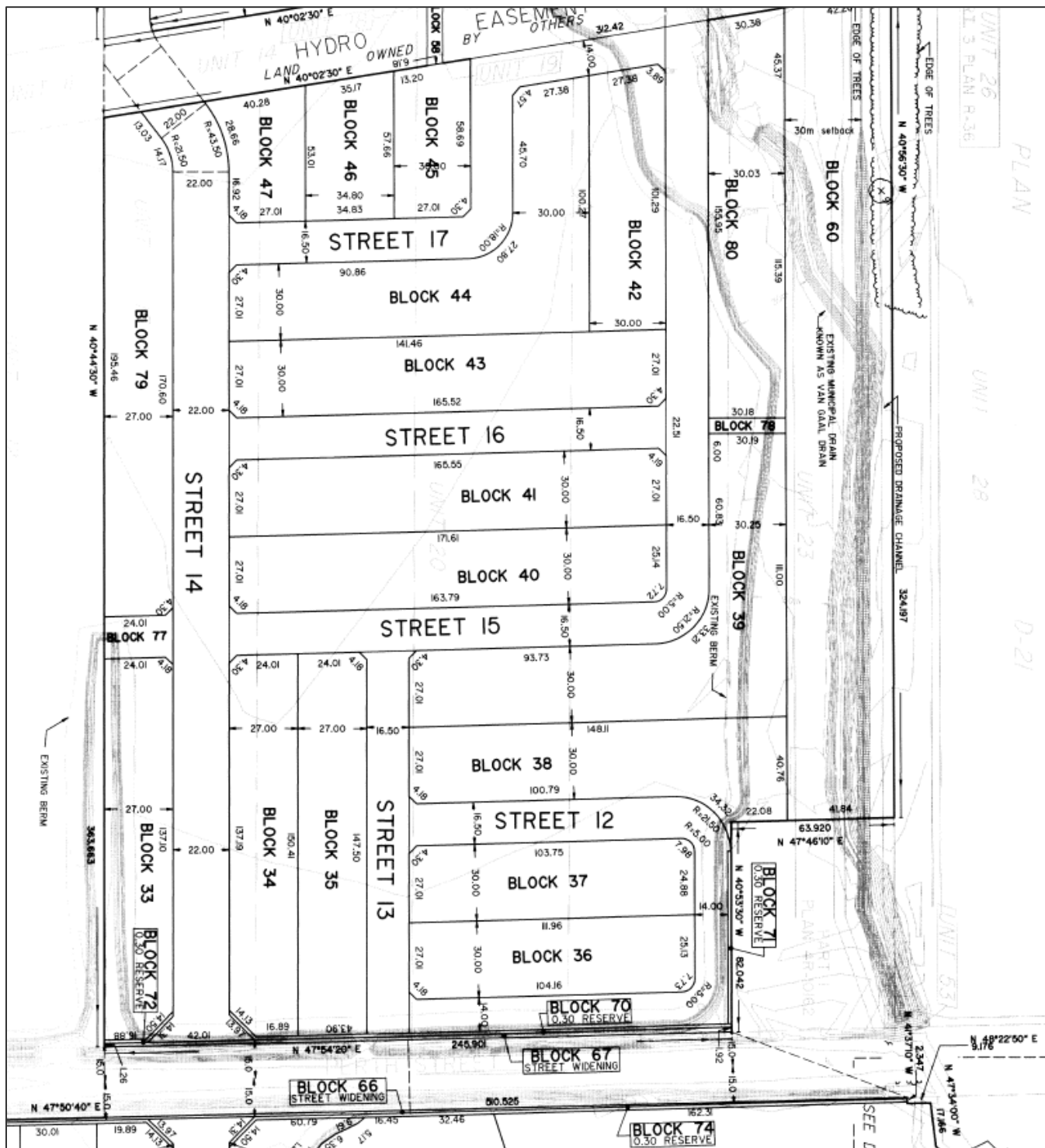


Figure 2: Approved Draft Plan of Subdivision, Lands North of Perth Street

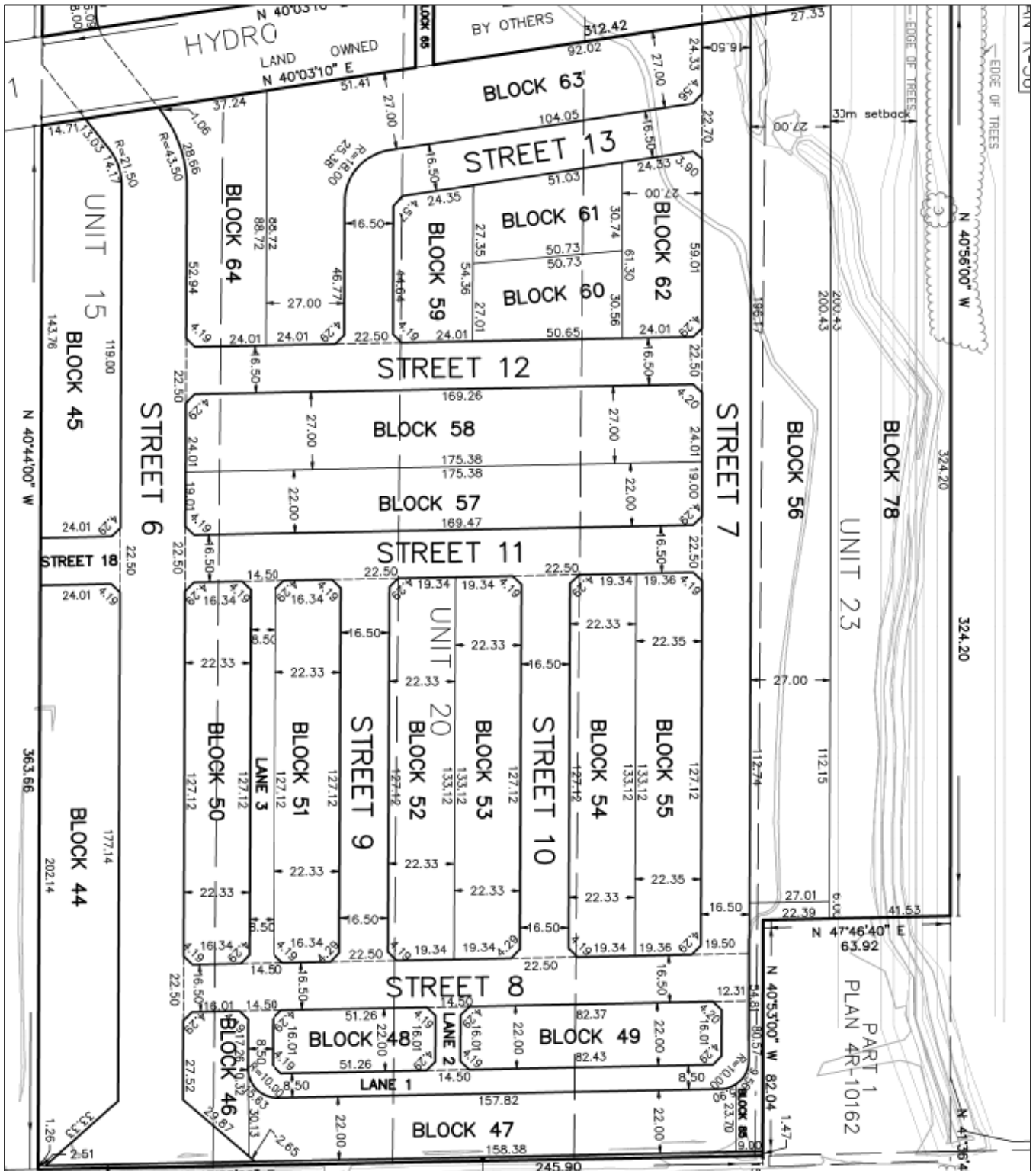


Figure 3: Extract from Revised Plan of Subdivision, Lands North of Perth Street





Figure 4: Close-Up of Proposed Rear-Lane Townhouse Layout

# 4.0 POLICY + REGULATORY FRAMEWORK

## 4.1 Provincial Policy Statement (2014)

In April 2014, the Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act. The PPS provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1.1.4 of the PPS addresses rural areas in municipalities. Of relevance, Policy 1.1.4.1 states:

Healthy, integrated and viable rural areas should be supported by:  
c) accommodating an appropriate range and mix of housing in rural settlement areas...

Further, Policy 1.1.4.2 states:

In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

**The proposed Draft Plan of Subdivision Revision application is consistent with the policies of the PPS.**

## 4.2 City of Ottawa Official Plan (2003, as amended)

The subject lands are designated “Village” on Official Plan Schedule A (Rural Policy Plan), as shown on Figure 5 below. The intent of the Village designation is to permit a variety of land uses to provide for the daily needs of the rural community and to ensure they remain distinctly rural in character and scale. The intensity and distribution of land uses within villages is determined in the context of Secondary Plans and Community Design Plans (where applicable) and the ability to service proposed development on private water and wastewater services (or municipal services, where they exist).

Permitted uses in the Village designation include residential and retail and commercial service facilities of up to 10,000 square metres gross leaseable floor area, restaurants, offices and personal service establishments, light industrial uses, institutional uses such as schools, community meeting and recreational buildings and facilities, places of worship, and public open space.

When reviewing development applications, the City will consider several matters such as: the policies of the Secondary Plan or Community Design Plan, compatibility and community design, capacity to accommodate anticipated traffic, and how the development supports a pedestrian and cycling environment.

**The proposed Draft Plan of Subdivision Revision application is consistent with the policies of the Official Plan.**

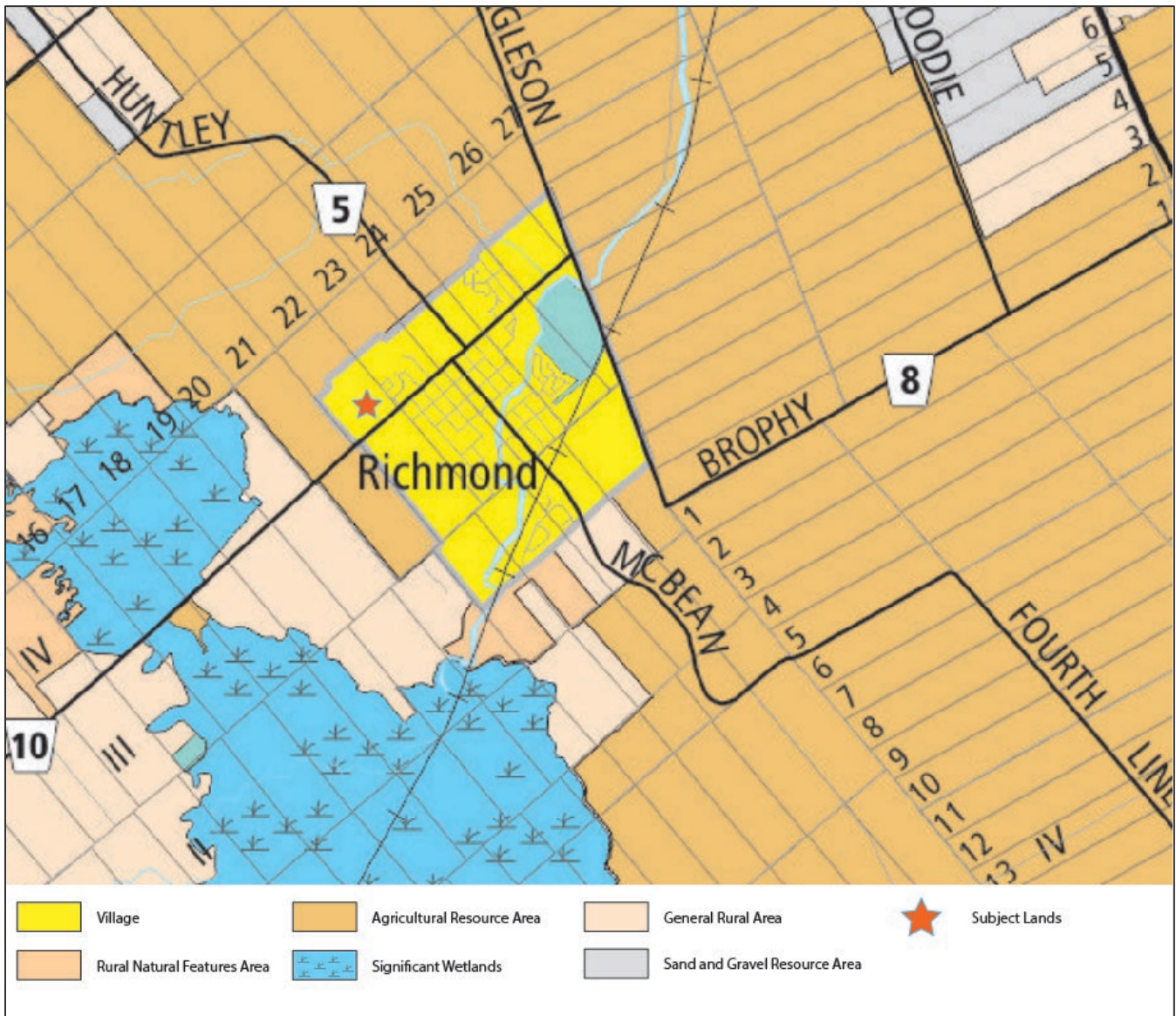


Figure 5: Extract from Official Plan Schedule A (Rural Policy Plan)

### 4.3 Village of Richmond Secondary Plan

The subject lands are located within the Western Development Lands designation in the Village of Richmond Secondary Plan, which are intended for future development. The Demonstration Plan illustrates the subject lands as containing Residential – One and Two-Units and Residential – Ground Oriented Attached.

Secondary Plan Schedule A (Land Use) shows Residential – Ground Oriented Attached is the predominant designated on the lands subject to the Draft Plan of Subdivision Revision application. The designation provides for a higher density of housing forms that include triplexes and ground-oriented attached dwellings that contain six (6) units or less. The remaining lands are designated Residential – One and Two Units, which permits a range of ground-oriented, low-density residential and associated uses. An extract from Schedule A is shown as Figure 6 below.



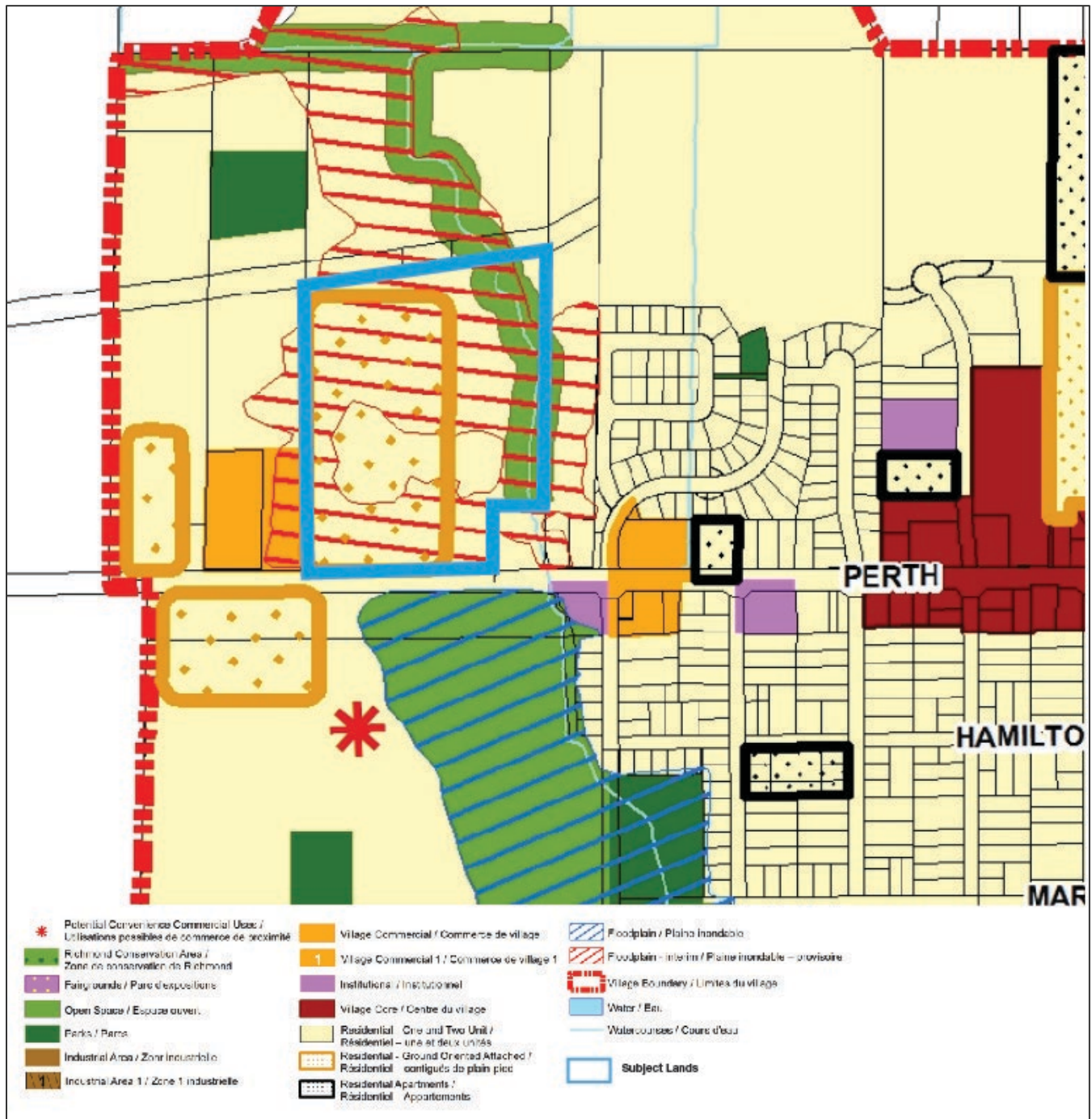


Figure 6: Extract from Richmond Village Secondary Plan Land Use Schedule

Section 3.3.4 of the Secondary Plan specifies the density and mix provisions for the Western Development Lands. An evaluation of the proposed unit mix against the parameters established in the CDP is outlined below:

Dwelling Type	Unit Mix	Proposed	Compliance
<b>One &amp; Two Units Large Lots</b>	2-7% minimum	20%	✓
<b>One &amp; Two Units Small Lots</b>	58-78% maximum	59%	✓
<b>Townhouses</b>	20-35% minimum	21%	✓
<b>Townhouses with Rear Lanes</b>			
<b>Back-to-Back Townhouses</b>			

The proposed development continues to meet the unit mix provisions for the Western Development Lands.

The Land Use Schedule also applies a Floodplain – Interim Overlay to the subject lands. Principle 3 of Section 3.3.6 of the Secondary Plan specifies that areas subject to this Overlay may develop based on the underlying land use designation, provided that the Rideau Valley Conservation Authority changes the floodplain mapping. The requested Zoning By-law Amendment will continue to apply the Holding Zone provisions in recognition of the floodplain, prohibiting development until the Rideau Valley Conservation Authority removes the floodplain overlay. More information about the forthcoming Van Gaal Drain Alteration is described in Section 5.0 of this Planning Rationale.

**The proposed Draft Plan of Subdivision Revision application is consistent with the relevant policies of the Village of Richmond Secondary Plan.**

#### 4.4 Village of Richmond Community Design Plan

The Village of Richmond Community Design Plan (CDP) guides the long-term growth and day-to-day land use planning for Richmond Village. The Plan is also intended to prepare for growth in the Future Development Lands.

Section 4.3.4 of the Village of Richmond CDP contains policies for the Western Development Lands, in which the subject lands are located. The Draft Plan Revision application continues to meet the applicable policies of the CDP.

The requested amendments are consistent with the CDP Demonstration Plan, as shown in Figure 7 below. While the proposed street network varies from the Demonstration Plan, the revised plan includes rear-lane townhouses along Perth Street and townhouses to the north, reflecting the direction in the Demonstration Plan.

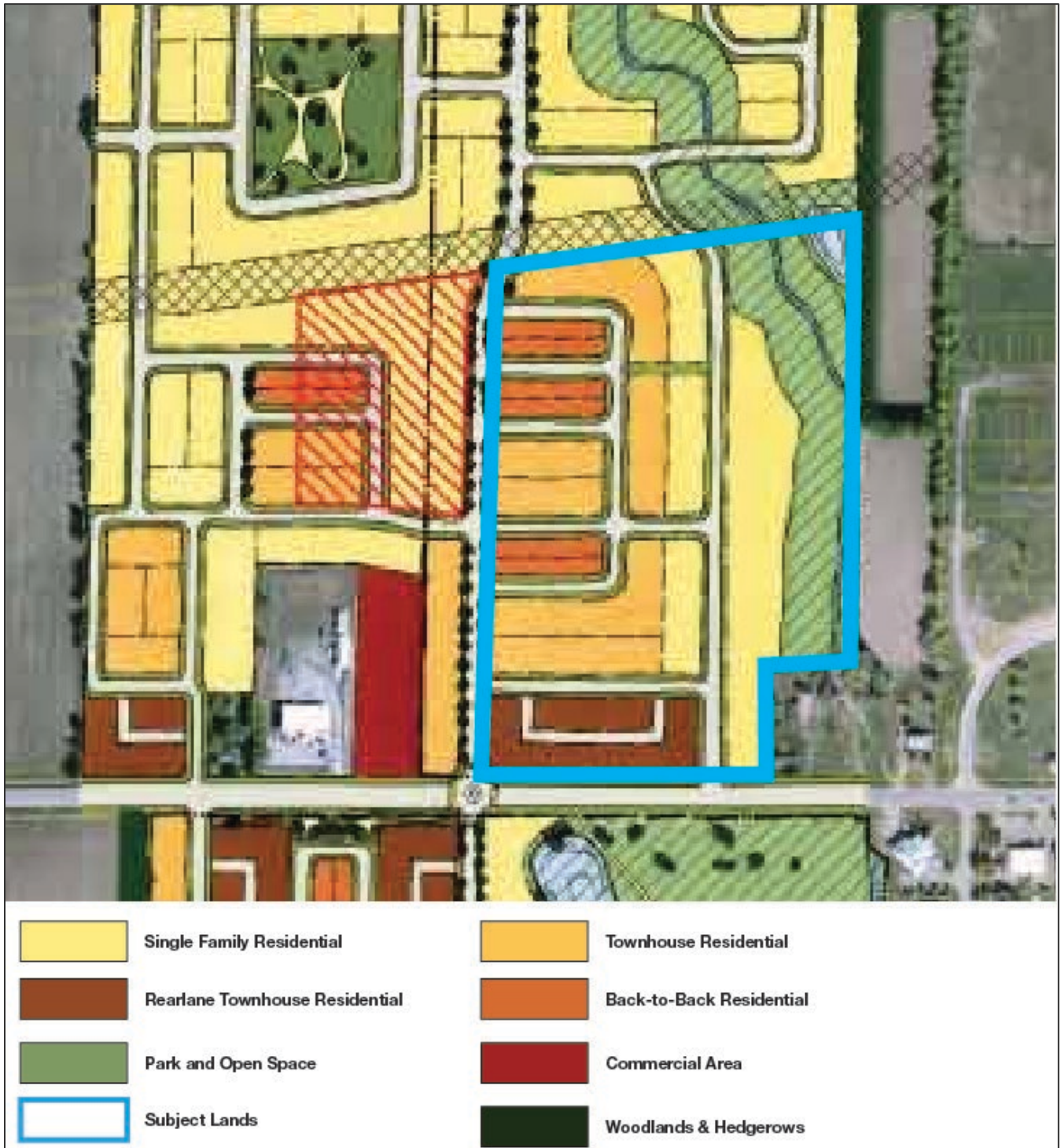


Figure 7: Extract from Village of Richmond CDP

The proposed Draft Plan of Subdivision Revision conforms with the policies of the Village of Richmond CDP.



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#### 4.5 City of Ottawa Comprehensive Zoning By-law 2008-250

The subject lands are split-zoned, based on the proposed land use mix and configuration approved through the OMB. The precise zoning boundaries were assigned based on the Plan of Subdivision application previously submitted and approved at the OMB.

The majority of the lands immediately north of Perth Street is zoned Village Third Density Subzone B, Rural Exception 780r, Holding Zone (V3B [780r]-h). The permitted uses for the V3B Subzone includes low- and medium-density residential uses. Rural Exception Zone 780r provides site-specific provisions for buildings, as well as criteria for removing the Holding Zone.

The balance of the lands north of Perth Street are zoned Village Second Density Subzone E, Rural Exception 779r, Holding Zone (V2E [779r]-h). The permitted uses in the V2 zone include one- and two-unit residential dwellings. Rural Exception Zone 779r provides site-specific provisions for buildings, as well as criteria for removing the Holding Zone.

A limited area on the east side of the lands is zoned Village First Density Residential Subzone O, Rural Exception 779r, Holding Zone (V1O [778r]-h). The V1O Zone permits retirement home, detached dwellings, park, secondary dwelling unit, and urban agriculture uses. Rural Exception Zone 778r provides site-specific provisions for buildings, as well as criteria for removing the Holding Zone.

South of Perth Street, the lands outside of the floodplain are zoned V3B[780r] and V2F[779r], identical zoning to the lands north of Perth Street. One block south of Perth Street is currently zoned V1O [778r], but is proposed to be rezoned through the Zoning By-law Amendment application.

The submitted Minor Zoning By-law Amendment application proposes to retain the same zones currently in effect, with some minor alterations to boundaries. The Zoning By-law Amendment is intended to implement the proposed alterations in the Draft Plan of Subdivision Revision application. Figure 8 below illustrates the existing zoning boundaries.

The overall character of the subdivision and the general plans for land use composition will remain consistent with the plans approved at the OMB. The zoning boundary alterations will not result in undue negative impacts within the subdivision or on adjacent lands.

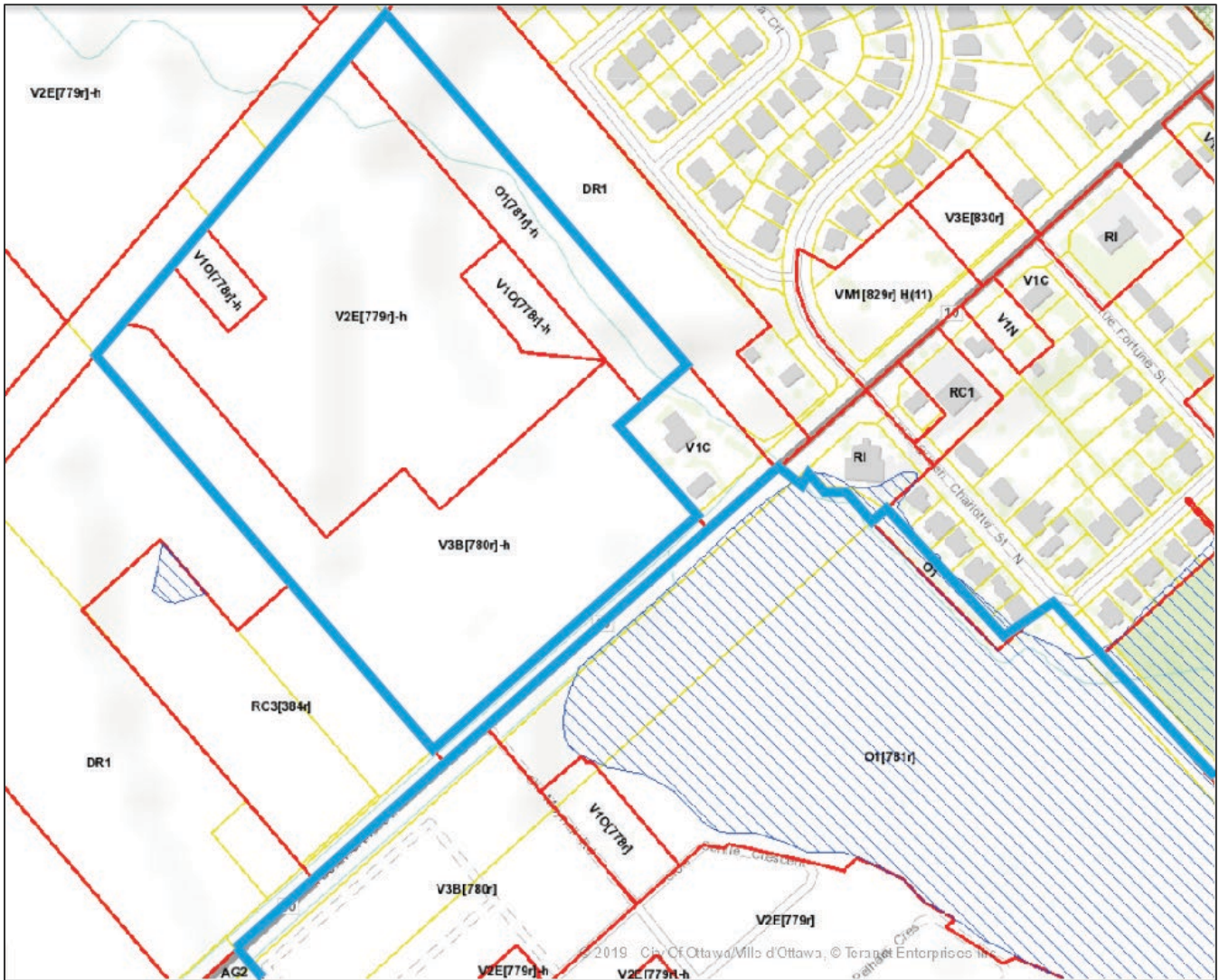


Figure 8: Zoning Map

## 5.1 Hydro Pole

The proposed rear-lane townhouses include units fronting directly onto Perth Street to the south. While there is a hydro pole in the Perth Street right-of-way at this location, the pole is used as a stub pole for storm guying, with no current-carrying conductors. The ongoing TIS, to be submitted as a condition of approval, will review the roadway requirements along Perth Street, which will guide the preferred future cross-section for Perth Street and any associated road modifications. The ultimate right-of-way configuration will determine the extent of land available for street trees along the Perth Street frontage.

## 5.2 Parking

While the townhouse uses are generally clustered in the area immediately north of Perth Street, parking for residents and visitors is not anticipated to generate issues in the neighbourhood. The traditional townhouses are equipped with a garage and a driveway with adequate length (minimum 5.2 metres) to accommodate a parked vehicle. As such, the traditional townhouses meet and exceed the minimum zoning requirements for parking.

Similarly, the rear-lane townhouses include two-car garages, providing ample parking for residents of these units. As the garages for these units are accessed via the rear lane, no curb cuts are required in front of the dwellings, creating opportunity for street parking along the street frontages.

## 5.3 Van Gaal Alteration

The 1:100 year flood plain of the Van Gaal Drain currently limits development on the property. The Van Gaal Drain alteration project, which involves realigning, widening, deepening and naturalizing the channel is expected to be undertaken in the summer of 2019. The works, which shall be implemented under the Municipal Drainage Act have been designed to support the following objectives:

1. establish a natural, self-maintaining geomorphology;
2. improve aquatic habitat and develop a substantive vegetated buffer;
3. alter the hydraulic conveyance of the watercourse resulting in the flood plain being contained within the channel; and
4. address municipal drainage staff requirements to facilitate maintenance.

The appropriate watercourse setbacks to development will be established once the location of the Van Gaal Drain is finalized through the ongoing Municipal Drainage Act process. The dimensions of Blocks 77 and 78 on the revised draft Plan of Subdivision were established in 2014; they have not changed from the initial draft approval. The Blocks were established based on a proposed Van Gaal realignment with a 30 metre setback from the centerline, ultimately establishing a 60-metre-wide corridor. The original draft conditions were intended to provide flexibility to accommodate the remaining design process for the realignment, which is still ongoing through the Municipal Drainage Act process.

## 5.4 Natural Heritage Constraints

With respect to natural heritage considerations, development by Richmond Village Development Corporation was initially supported in 2011 with a Tree Conservation Report. The site has previously been extensively studied within the Village of Richmond CDP and the corresponding City of Ottawa OP amendment. Through that previous work, no significant natural heritage features, or species at risk (SAR) or their habitat, had been observed within 120 m of the development area and so no requirement for an EIS was triggered for the project.

The TCR noted the area consists primarily of active agricultural fields on clay soils; this is still correct. Hedgerows follow much of the east and west sides of the site and a small (1 ha) woodlot is located along the north side. The woodlot was not deemed to be significant at the time of the CDP under the City's woodland policies in effect then. As the CDP for the area has been approved, the lack of significant woodland status is grandfathered further review under current woodland policies is not required.



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While no SAR were noted on or near the property in previous reviews of the site, the *Endangered Species Act (ESA)* does apply to the lands, regardless of previous CDP approval. Any occurrences of SAR on site (either new occurrence of species listed at the time of previous studies, or occurrences of newly-listed species) would be fully subject to the *ESA*.

## 5.5 Mitigations for Species At Risk

### 5.5.1 Barn Swallows

The Site and adjacent areas (within 200 m of the Site) should be surveyed for Barn Swallow presence prior to the commencement of construction. If the species or signs of it are observed, the proponent must complete a site registration with the MNRF prior to the commencement of site works. The proponent must comply with all obligations imposed by the Site registration including, but not necessarily limited to:

- / Create and maintain a new nesting structure for Barn Swallows;
- / Monitor the structure for three years and duly submit reports to the MNRF annually; and
- / Time or conduct site works in a manner to prevent any impacts to any active nests.

Following a site registration for Barn Swallow (if warranted by a pre-construction field survey), and the implementation of mitigations obliged under that registration, the MNRF will deem no negative impacts to Barn Swallow.

### 5.5.2 Other Birds

While active row crop monocultures are generally not recognized as habitat for Bobolinks or Eastern Meadowlarks, it is not impossible (though still highly unlikely) that a nest could occur within any grassy patches in the agricultural fields. Similarly, while the woodlot is not anticipate to provide useful habitat for other SAR bird species, presence is not impossible. To ensure mitigation of impacts to SAR, no construction, grubbing, or other development activities should commence between between April 15<sup>th</sup> and August 15<sup>th</sup> without first ensuring the absence of bird nests during that period. Work already underway within an area during that period can continue as it would dissuade birds from settling there. If any at-risk bird species are nesting in these areas, construction must be delayed/halted until all nestlings are fledged.

### 5.5.3 Little Brown Bats and Tri-Coloured Bats

The presence of SAR bats, although highly unlikely, cannot be dismissed completely. KAL therefore recommends that no clearing of trees on site should take place between May and August inclusive without first confirming the absence of bats. Trees should not be cleared within the month of June at all.

### 5.5.4 Blanding's Turtles and Snapping Turtles

Construction activities involving the realignment of the Van Gaal Drain should occur outside of the active season (April to October), if possible, such that the channel can be maintained as a travel corridor for turtles during this time. If drain works must be completed during the active season, then turtle exclusion fencing should be installed to prevent turtles from entering the drain. Turtle fencing can be paired with silt fencing (dual functionality). Silt fences that are also used for turtle exclusion should be sufficiently buried or secured to the ground such that no wildlife can dig under them or get stuck. For turtles, the recommended depth of fence buried is 10-20 cm, and the recommended height of fencing above the ground is 60 cm (MNR, 2013). Fencing must meet these criteria prior to turtle emergence from overwintering (approximately April 1<sup>st</sup>). Any work within fenced areas (e.g. connection of new drain channels to the existing features) should be preceded by a turtle sweep by a qualified biologist.

### 5.5.5 General Mitigations for Wildlife

Wildlife is generally anticipated to be absent from the immediate development area if ground works begin during the winter of 2019. Some common, urban-tolerant wildlife, however, may occur within areas near the Site and

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could, on occasion, traverse the development area. The following mitigation measures must be implemented on site during construction:

- / Do not harm, feed, or unnecessarily harass wildlife;
- / Keep food wastes and other such garbage secured in wildlife-proof containers, and promptly remove this material from the Site (especially in warm weather);
- / Drive slowly and avoid hitting wildlife;
- / Avoid providing unintended wildlife shelters. Effective mitigation measures include:
  - / Covering or containing piles of soil, fill, brush, rocks and other loose materials;
  - / Capping ends of pipes where necessary to keep wildlife out;
  - / Ensuring that trailers, bins, boxes, and vacant buildings are secured at the end of each work day to prevent access by wildlife;
  - / Check the work site (including previously cleared areas) for wildlife, prior to beginning work each day;
  - / Inspect protective fencing or other installed measures daily and after each rain event to ensure their integrity and continued function; and
  - / Monitor construction activities to ensure compliance with the project-specific protocol (where applicable) or any other requirements.

Appendix A of this Planning Rationale includes a table identifying Species At Risk potential.

## 6.0 CONCLUSION

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The proposed Draft Plan of Subdivision Revision application conforms to the intent, objectives, and policies of the Provincial Policy Statement, City of Ottawa Official Plan, Village of Richmond Secondary Plan, Village of Richmond Community Design Plan, and City of Ottawa Comprehensive Zoning By-law 2008-250.

Given the above, it is our professional opinion that the application represents good planning and is in the public interest.

Sincerely,

A handwritten signature in black ink that reads "Jaime Posen". The signature is written in a cursive, slightly slanted style.

Jaime Posen, MCIP RPP  
Senior Planner



## APPENDIX A: SPECIES AT RISK POTENTIAL

Species Name	Provincial (ESA) Status	Habitat Requirement	Habitat on Site	Project Concerns Associated with Habitat on Site
<b>Birds</b>				
Bank Swallow ( <i>Riparia riparia</i> )	Threatened	Nest in banks or earthen walls cut by meandering streams and rivers, but artificial banks may also be used. Foraging occurs over fields, streams, wetlands, farmlands, and still water.	The open fields that make up most of the Site may provide suitable foraging habitat. The banks of the Van Gaal however, have insufficient height above water levels to support nesting colonies. No other suitable nesting habitat on or adjacent to the site.	Not previously observed on site. Negligible potential for presence. Not a concern for this project.
Barn Swallow ( <i>Hirundo rustica</i> )	Threatened	Terrestrial open and anthropogenic structures for nesting; near open areas for feeding. Under the ESA, nests are considered Category 1 Habitat; the area within 5 m of a nest is Category 2 Habitat. Category 3 Habitat, i.e., feeding areas, are open spaces located within 200 m of a nest.	The open fields that make up most of the site may provide suitable foraging habitat and warrant protection under the ESA if there is a nest located within 200 m. Buildings and other structures within 200 m of the Site may provide suitable structures for nesting.	Not previously observed on site but new presence is possible. NHIC records show observations nearby in 2015. The site and adjacent areas should be checked for Barn Swallow presence prior to the commencement of construction. If the species or signs of it are observed, the project must be registered with the MNRF, which will oblige the proponent to erect a compensatory nesting structure somewhere in the general vicinity. Once the Site is so registered, the species will impose no further constraints on development.
Bobolink ( <i>Dolichonyx oryzivorus</i> )	Threatened	Periodically mown, dry meadow for nesting. Habitat (meadow) should be > 10 ha, and preferably > 30 ha before Bobolinks are attracted to the site. Not near tall trees.	The open fields that make up most of the Site have predominantly been planted with soybeans over the last 10 years. Bobolinks are generally not found in active row crop monocultures.	Not previously observed on site, but there are records of Bobolink presence in fallow fields within 5 km of the Site in recent years. Very limited potential for presence on site due to lack of suitable habitat. Not a concern for this project.
Chimney Swift ( <i>Chaetura pelagica</i> )	Threatened	Nests in open chimneys, on anthropogenic vertical structures, and sometimes in tree hollows (tree > 60 cm DBH). Tend to forage close to	No suitable habitat on or adjacent to the Site.	Not previously observed on site. Negligible potential for presence. Not a concern for this project.

		water as this is where the flying insects they eat congregate.		
Common Nighthawk ( <i>Chordeiles minor</i> )	Special Concern	Nests in wide variety of open sites, including beaches, fields, and gravel rooftops.	Fields are actively worked clay soils providing very limited habitat suitability on or adjacent to the site.	Not previously observed on site. Negligible potential for presence. Not a concern for this project.
Eastern Meadowlark ( <i>Sturnella magna</i> )	Threatened	Periodically mown, dry meadow for nesting. Habitat (meadow) should be > 10 ha, and preferably > 30 ha before Eastern Meadowlarks are attracted to the site. Not near tall trees.	The open fields that make up most of the Site have predominantly been planted with soybeans over the last 10 years. Eastern Meadowlarks occasionally nest in row crop fields such as soybean and corn, but these crops are considered low-quality habitat (Cadman <i>et al.</i> , 2007).	Not previously observed on site, but there are records of Eastern Meadowlark occurrences within 5 km of the Site in recent years (e.g., eBird.org, 2019). Very limited potential for presence on site due to lack of suitable habitat. Not a concern for this project.
Eastern Wood-Pewee ( <i>Contopus virens</i> )	Special Concern	Woodland species, often found near clearings and edges.	Site woodlot is the bare minimum size to support one nesting pair.	Not previously observed on site. Low potential for presence. Habitat is not protected under the ESA regardless. Not a concern for this project.
Least Bittern ( <i>Ixobrychus exilis</i> )	Threatened	Found in large, quiet marshes and usually near cattails.	No suitable habitat on or adjacent to the Site.	Not previously observed on site. Negligible potential for presence. Not a concern for this project.
Wood Thrush ( <i>Hylocichla mustelina</i> )	Special Concern	Deciduous or mixed woodlands.	Site woodlot is too small to provide suitable habitat.	Not previously observed on site though older records for the species exist for the broader area. Negligible potential for presence. Habitat is not protected under the ESA regardless. Not a concern for this project.
<b>Mammals</b>				
Little Brown Bat ( <i>Myotis lucifugus</i> )	Endangered	Widespread, roosting in trees and buildings. Hibernate in caves or abandoned mines.	The small (0.9 ha) woodlot along the north side of the Site along the eastern bank of the Van Gaal Drain is much smaller than the typical forest habitat that maternity roosting colonies are found in (i.e., it is not a mature deciduous stand greater than 10 ha with a snag abundance of 10 snags/ha; MNR, 2011 and references within). There is no suitable habitat within 200 m of the Site.	Very limited potential for habitat though transient presence is possible. Limited concern for this project. Trees should not be removed during roosting season.

Tri-Coloured Bat ( <i>Perimyotis subflavus</i> )	Endangered	Widespread, roosting in trees and buildings. Hibernate in caves or abandoned mines.	The small (0.9 ha) woodlot along the north side of the Site along the eastern bank of the Van Gaal Drain is much smaller than the typical forest habitat that maternity roosting colonies are found in (i.e., it is not a mature deciduous stand greater than 10 ha with a snag abundance of 10 snags/ha; MNR, 2011 and references within). There is no suitable habitat within 200 m of the Site.	Very limited potential for habitat though transient presence is possible. Limited concern for this project. Trees should not be removed during roosting season.
Northern Long-Eared Bat ( <i>Myotis septentrionalis</i> )	Endangered	Associated with boreal forests, choosing to roost under loose bark and in the cavities of trees. Hibernate in caves or abandoned mines.	No suitable habitat on or adjacent to the Site.	Negligible potential for presence. Not a concern for this project.
Eastern Small-Footed Bat ( <i>Myotis leibii</i> )	Endangered	Coniferous forest in hilly country. Hibernate in smaller caves subject to air movement.	No suitable habitat on or adjacent to the Site.	Negligible potential for presence. Not a concern for this project.
<b>Reptiles</b>				
Blanding's Turtle ( <i>Emydoidea blandingii</i> )	Threatened	Live in shallow water; hibernate in mud at the bottom of permanent water bodies. Can be found far from water bodies when searching for a mate or a nesting site.	The substrate of the Van Gaal Drain and its banks is coarse clay, which Blanding's Turtles generally do not burrow into for hibernation or nesting. Blanding's Turtles may use the drain as a travel corridor.	Very limited potential for presence. Construction activities involving the realignment of the Van Gaal Drain should occur outside of the active season (April to October), if possible, such that the corridor can be maintained during this time. If drain works must be completed during the active season, then turtle exclusion fencing should be installed.
Snapping Turtle ( <i>Chelydra serpentina</i> )	Special Concern	Live in shallow water; hibernate in mud at the bottom of permanent water bodies. Can be found far from water bodies when searching for a mate or a nesting site.	The substrate of the Van Gaal Drain and its banks is coarse clay, which Snapping Turtles generally do not burrow into for hibernation or nesting. Snapping Turtles may use the drain as a travel corridor.	Potential for transient presence. This species and its habitat are not protected under the <i>ESA</i> ; though individuals are protected under the <i>Ontario Fish and Wildlife Conservation Act</i> . If the above mitigations for Blanding's Turtles are followed, they will also mitigate impacts to Snapping Turtles.
<b>Vascular Plants</b>				

Butternut ( <i>Juglans cinerea</i> )	Endangered	Variable but typically on well-drained soils.	No individuals were observed within 50 m of the Site as per the 2011 KAL TCR (Appendix B).	Negligible potential for presence. Not a concern for this project.
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