

**Water Body Records Review  
Bruining Solar Power Project  
Onasbruck Township, Ontario  
May 2012**

Prepared for:  
SunEdison  
595 Adelaide Street, Suite 400  
Toronto, Ontario M5A 1N8

Prepared by:  
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1091 Gorham Street, Suite 301  
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Project No. 111-18738-00

Distribution:  
5 c Client  
1 c File



Project No. 111-18738-00

May 30, 2012

Robert Miller, M.Sc., P.Eng.  
Director of Development  
SunEdison Canada  
595 Adelaide Street, Suite 400  
Toronto, Ontario  
M5A 1N8

**Re: Water Body Records Review  
Bruining Proposed Solar Power Project  
Part of Lots 26, 27 and 28, Concession 2 in Onasbruck (South Stormont)  
Township, United Counties of Stormont, Dundas and Glengarry, Ontario**

Dear Mr. Miller:

GENIVAR Inc. is pleased to provide you with a copy of our Water Body Records Review for the SunEdison Bruining Proposed Solar Power Project described as Part of Lots 26, 27 and 28, Concession 2 located in Onasbruck (South Stormont) Township, Stormont County, Ontario. Please find the document attached for your records.

Thank you for the opportunity to complete this assessment. Please contact the undersigned if you have any questions.

Yours truly,  
**GENIVAR Inc.**

A handwritten signature in blue ink, appearing to read "Dan J. Reeves".

Dan J. Reeves, B.Sc., M.Sc.  
Project Biologist  
Environment

EAC:initials

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# 1. Introduction

GENIVAR Inc. (GENIVAR) has been retained by SunEdison Canada (SunEdison) to conduct a Water Body Records Review for the proposed Bruining Solar Power Project; herein referred to as the “Project Location”. The Project Location is described as Part of Lots 26, 27 and 28, Concession 2, Onasbruck (South Stormont) Township, United Counties of Stormont, Dundas and Glengarry, Ontario. This review has been prepared in accordance with Ontario Regulation (O.Reg.) 359/09 Renewable Energy Approvals made under Part V.0.1 of the Environmental Protection Act (Government of Ontario (Ontario), 2009); herein referred to as the “REA Regulation”.

## 1.1 Project Background

The Project Location totals approximately 320 acres (130 ha) and is located 2 km east of the Town of Ingleside, and approximately 20 km west of the City of Cornwall. It is bounded by Anderson Road to the south, a railway corridor to the north, and rural lands abutting the west and eastern boundaries of the Project Location (refer to Figure 1). It is located in the south-central area of Ecodistrict 6E- 12 which lies south of the Canadian Shield. The Project Location does not fall within the limits of the Greenbelt, Oak Ridges Moraine, or Niagara Escarpment and is therefore not subject to the associated conservation plans. The Project Location is designated as ‘rural’, as identified in Schedule B4 – Constraints Plan, Township of South Stormont (2005). A review of aerial photography suggests that the Project Location was once used for agricultural practices given the current vegetated pattern of wooded corridors, woodland, and meadow areas. It appears that the Project Location is absent of structures and recent development.

SunEdison is investigating the feasibility of developing a 10 megawatt (MW) solar photovoltaic project titled Bruining Proposed Solar Power Project. The proposed solar project is for a ground-mounted solar facility with a name plate capacity of greater than 12 kilowatts (kW); classified as a Class 3 Solar Facility as per Part II, Section 4 of the REA Regulation.

## 1.2 Renewable Energy Legislative Requirements

O.Reg. 359/09 – Renewable Energy Approvals under Part V.0.1 of the Act identifies Renewable Energy Approval (REA) requirements for renewable energy generation facilities in Ontario. As per the REA Regulation Class 3 solar facilities require an REA.

## 1.3 Purpose of Report

Subsection 30 (1) of the REA Regulation (Ontario, 2009) requires proponents of Class 3 solar projects to undertake a Water Body Records Review to identify whether a project is:

- In a water body;
- within 120 m of the average annual high water mark of a lake, other than a lake trout lake that is at or above development capacity;
- within 300 m of the average annual high water mark of a lake trout lake that is at or above development capacity;
- within 120 m of the average annual high water mark of a permanent or intermittent stream, or;
- within 120 m of a seepage area.

Subsection 30 (2) of the REA Regulation requires the proponent to prepare a report summarizing the efforts taken within the records review portion of the process. This Water Body Records Review report has been prepared to meet these requirements.

## 2. Records Review Methodology

The following report sections document the records that were assessed, to determine if the Project Location is within or adjacent to any water body features, as outlined within Section 1.3 of this report. Section 1 (1) of the REA Regulation (Ontario, 2009) defines a “water body” as a lake, a permanent stream, an intermittent stream and seepage area but does not include:

- grassed waterways;
- temporary channels for surface drainage, such as furrows or shallow channels that can be tilled and driven through;
- rock chutes and spillways;
- roadside ditches that do not contain a permanent or intermittent stream;
- temporarily ponded areas that are normally farmed;
- dugout ponds; or
- artificial bodies of water intended for the storage, treatment or recirculation of runoff from farm animal yards, manure storage facilities and sites and outdoor confinement areas.

### 2.1 Qualifications of Investigator

Background searches were conducted by Erin Corstorphine. This report was reviewed by Dan Reeves.

**Erin Corstorphine, M.Sc., Biologist.** With a strong foundation in biological and ecological sciences, Erin has experience planning terrestrial and marine field programs, collecting and analyzing data, and preparing detailed scientific reports. Through various roles in the public and private sectors, she has gained experience with project design and implementation through involvement with class environmental assessments, renewable energy projects, species at risk surveys, vegetation surveys, stream rehabilitation and flood risk analysis.

**Dan Reeves, M.Sc., Project Biologist.** Dan has a diverse background in environmental sciences, ecology, and biology gained through experience in academia, and work in both the private and public sectors. He has conducted multi-scale vegetation assessments and worked on a variety of long-term abundance and diversity indices. Dan has extensive experience collecting, analyzing, and reporting publication quality scientific data through experiences at several institutions. Work history paired with educational background has given him a well rounded knowledge of scientific methods, an understanding of the scientific process from concept to publication, and solid scientific communication skills.

## 3. Water Body Records Review

### 3.1 Information Resources

A records review was conducted in accordance with Section 30 of the REA Regulation (Ontario, 2009). The following relevant information resources were consulted over the course of the records review stage to determine if the Project Location is located in or within 120 m of a water body, as defined in the Section 1.1 of the REA Regulation. References for the documents utilized are provided in the Literature Cited Section of this report.

- Ontario Ministry of Natural Resources (OMNR), Kemptville District Office;
- Raisin Region Conservation Authority;
- United Counties of Stormont, Dundas, and Glengary Official Plan (2005);
- The Atlas of Canada, Toporama - Online Topographic Maps (2010);
- Land Information Ontario (LIO) (OMNR, 2008);
- Renewable Energy Atlas (OMNR, 2011), and
- Ontario Crown Land Use Policy Atlas (OMNR, 2007).

### 3.2 Records Review Results

#### 3.2.1 Land Information Ontario (LIO)

Land Information Ontario (LIO; OMNR, 2008) is managed by the OMNR and provides a forum for the creation, access and exchange of key geospatial datasets about Ontario. LIO data was reviewed for the presence of water bodies. Shapefiles from LIO were used to create a map showing the water bodies on or within 120 m of the Project Location (refer to Figure 1).

LIO data depicts two unnamed watercourses north and east of the Project Location. Both watercourses originate within the Ingleside Swamp Provincially Significant Wetland (PSW) to the northeast. The westernmost watercourse appears to be a tributary of the second watercourse which is longer and originates further north. The main watercourse flows in a roughly south-southwest direction where it is met by the tributary approximately 180 m north of the Project Location (refer to Figure 1). The watercourse continues on a southeasterly course within 120 m of the Project Location and at the closest point is approximately 30 m from the eastern boundary. The watercourse follows a meandering path until it outlets into the St. Lawrence River approximately 140 m southeast of the Project Location. Portions of the watercourse east of the Project Location exist outside the 120 m area of influence. There were no other watercourses or water bodies identified on or within 120 m of the Project Location.

#### 3.2.2 Ontario Ministry of Natural Resources

The Kemptville District OMNR provided information for the proposed Bruining Solar Power Project in a letter dated August 16, 2011 (Appendix A).

The OMNR identified that several streams and the St. Lawrence River exist within 120 m of the Project Location. No information was provided regarding the thermal regime, resident fish species or habitat characteristics for the unnamed streams north and east of the Project Location. If any in-water work or

disturbance of any watercourse within 120 m of the Project Location is required in relation to this project, the OMNR must be consulted and a work permit may be required.

### 3.2.3 Raisin Region Conservation Authority

A property inquiry was initiated by GENIVAR on September 14, 2011 for the proposed Bruining Solar Power Project which falls within the jurisdiction of the Raisin Region Conservation Authority (RRCA). Information pertaining to water bodies within the vicinity of the Project Location was provided by the RRCA in a letter dated September 21, 2011 (Appendix A). The RRCA identified a watercourse within the Project Location within Lot 26 and 27, Concession 2. No information was available regarding the name of this watercourse, thermal regime, species, spawning or habitat areas. Although the RRCA did not specify whether this watercourse would be considered fish habitat, it would be necessary to contact them prior to any shoreline or in-water work along this watercourse.

Since receipt of the RRCA letter, the Project Location boundaries were modified so that the Ingleside Swamp PSW and associated watercourses no longer exist within the Project Location; however, a portion of the watercourse remains within 120 m of the eastern boundary (refer to Figure 1).

### 3.2.4 The Atlas of Canada, Toporama - Online Topographic Maps

The Atlas of Canada online topographic mapping tool (Toporama; Department of Natural Resources Canada, 2010) was reviewed for water bodies within the Project Location and its area of influence. Toporama data was consistent with information obtained from LIO (OMNR, 2008). No additional information was available for the watercourses north and east of the Project Location.

### 3.2.5 United Counties of Stormont, Dundas and Glengary, Official Plan

Municipal records from the United Counties of Stormont, Dundas, and Glengary (UCSDG, 2005) were consulted for information regarding locally or regionally significant natural features, including water bodies.

Within the UCSDG Official Plan, all water bodies (lakes, rivers, streams and wetlands) are considered potential areas for fish habitat. Schedule B4 for the Township of South Stormont (UCSDG, 2005) identified existing waterbodies, woodlands, areas of natural and scientific interest and locally significant wetlands, but did not provide any additional information regarding water bodies within 120 m of the Project Location. Under the Official Plan, an impact assessment is required for development or site alteration proposed within 15 m of fish habitat (UCSDG, 2005).

### 3.2.6 Renewable Energy Atlas

The Renewable Energy Atlas (OMNR, 2011) is an interactive map browser based on the Ontario Base Maps. It is managed by the OMNR and provides a forum for the creation, access and exchange of key geospatial datasets about Ontario. Within the map layers available for query, the Renewable Energy Atlas includes information on Aquatic Resource Areas, viewable at scales of 1:75,000 or finer. For the purposes of the Renewable Energy Atlas application in LIO, Aquatic Resource Areas are defined as descriptions of the “physical characteristics and fish species of lakes[,] rivers or streams and links to more detailed external fish survey information for that waterbody,” (OMNR, 2010).

The Renewable Energy Atlas did not identify any additional water bodies on or within 120 m of the Project Location, nor did it provide information pertaining to the watercourses north and east of the Project Location.

### 3.2.7 Ontario Crown Land Use Policy Atlas

The Ontario Crown Land Use Policy Atlas (OMNR, 2007) hosts an interactive map browser based on the Ontario Base Mapping resources. The browser enables users to view the boundaries of Crown Land Use areas and associated land use policies. The Atlas shows locations for regulated areas such as provincial parks, conservation reserves and Crown game preserves, recommended protected areas and other reserves or parks that are not subject to provincial policy including national parks and Indian reserves.

The Ontario Crown Land Use Policy Atlas did not provide additional water body information for the Project Location.

## 4. Summary of Water Body Records Review

The information and mapping resources outlined above were assessed to determine the presence and location of any water body on or within 120 m of the Project Location. A review of available mapping and background sources did not show any lakes within 120 m; however, an unnamed watercourse is located within 120 m of the Project Location. The St. Lawrence River is located south of the Project Location along the 120 m buffer. The presence of the unnamed watercourse was confirmed through correspondence with OMNR and RRCA (refer to Appendix A). No other water bodies were noted on or within 120 m of the Project Location. The results of the Water Body Records Review, including reference to water bodies identified within 120 m of the Project Location, are summarized in Table 1.

**Table 1 Water Records Review Summary**

Feature	Yes/No	Notes
In a water body.	No	The Project Location is not located within a water body.
Within 120 metres of the average annual high water mark of a lake, other than a lake trout lake that is at or above development capacity.	No	The Project Location is not located within 120 metres of the average annual high water mark of a lake, other than a lake trout lake that is at or above development capacity.
Within 300 metres of the average annual high water mark of a lake trout lake that is at or above development capacity.	No	The Project Location is not located within 300 metres of the annual high water mark of a lake trout lake that is at or above development capacity.
Within 120 metres of the average annual high water mark of a permanent or intermittent stream.	Yes	An unnamed watercourse exists within 120 m of the eastern boundary of the Project Location.
Within 120 metres of a seepage area.	No	The Project Location is not within 120 metres of a recorded seepage area.



## 5. Conclusion

An unnamed watercourse exists within 120 m of the Project Location. At its closest approach this watercourse is approximately 30 m from the eastern Project Location boundary. The findings of this report should be verified through a Site Investigation. Characteristics of this watercourse should be reviewed in the field to determine mapping accuracy, the nature of the watercourse (intermittent or permanent), existing vegetation and its ecological function. The Water Body Site Investigation Report will provide direction regarding the necessity of an Environmental Impact Study concerning this project.

## 6. Closure

We trust that this evaluation is satisfactory for your current needs. Please contact us if you have any questions.

Yours truly,  
**GENIVAR Inc.**



Erin Corstorphine, M.Sc.  
Biologist

Reviewed by:



Dan Reeves, M.Sc.  
Project Biologist

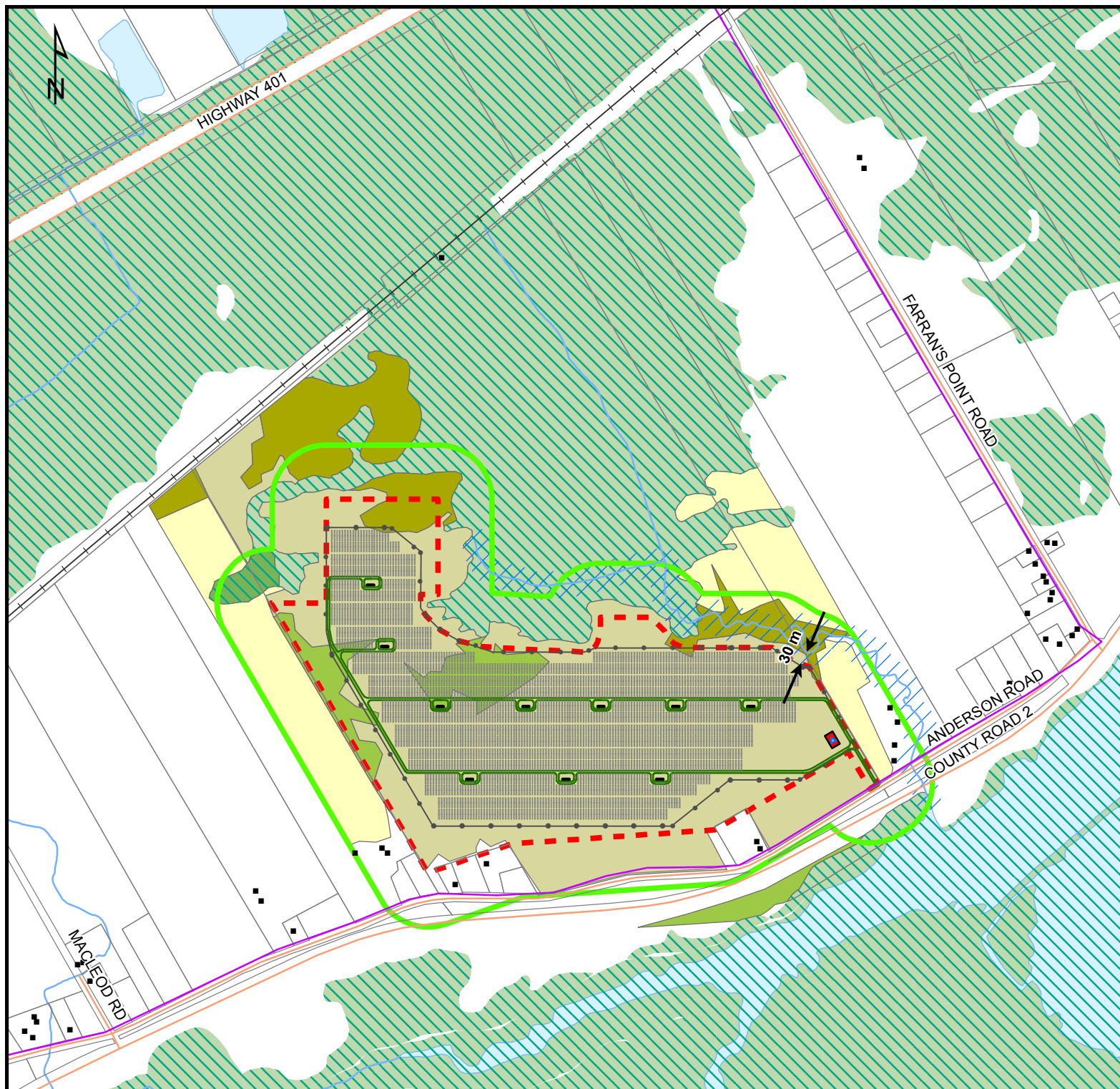
## 7. Literature Cited

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- United Counties of Stormont, Dundas and Glengarry (UCSDG). 2005. United Counties of Stormont, Dundas and Glengarry Official Plan. Available online: [http://www.sdgcounties.ca/index.cfm?Title=Official Plan](http://www.sdgcounties.ca/index.cfm?Title=Official%20Plan). Accessed May 2012.

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# Figures

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## Legend

- Building
- 44 kV Electrical Line
- ~ Watercourse
- Waterbody
- Watercourse 30 m Buffer
- Parcel
- Project Location Boundary
- Project Location 120 m Buffer
- Provincially Significant Wetland
- Provincially Significant Wetland
- Agricultural
- Fresh Moist Mixed Thicket
- Fresh Moist Deciduous Woodland
- Fresh-Moist White Cedar Coniferous Forest
- Fresh-Moist Lowland Deciduous Forest



Scale:  
0 100 200 300 400 500 m  
1:12,000

Project:  
**SunE Bruining Solar Farm**

Title:  
**Waterbodies and Watercourses**

Project No.:  
111-18738-00

Date:  
May 24, 2012

Revision No.:  
0

Figure No.:  
1

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## Appendices

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## Appendix A

### Agency Correspondence

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**Ministry of Natural Resources**

Kemptville District  
P.O. Box 2002  
10 Campus Drive  
Kemptville, ON K0G 1J0

Tel.: (613) 258-8470  
Fax.: (613) 258-3920

**Ministère des Richesses naturelles**

District de Kemptville  
CP 2002  
10 Campus Drive  
Kemptville, ON K0G 1J0

Tél.: (613) 258-8470  
Télec.: (613) 258-3920

August 16, 2011

Erin Corstorphine  
Genivar Inc.  
1091 Gorham St., Suite 301  
Newmarket, Ontario L3Y 8X7  
905-853-3303 ext. 232  
Erin.corstorphine@genivar.com

Attention: Ms. Corstorphine

**Subject: Information Request – Proposed Solar Farm: Bruining 1; Part Lots 26-28,  
Concession 2, Geographic Township of Osnabruck**  
**Our File No. 2011\_OSN\_1455**

The Ministry of Natural Resources (MNR) Kemptville District has carried out a preliminary review of the area in order to identify any potential natural resource and natural heritage values in the area. The MNR must clearly indicate that this is an initial records review and does not form part of the MNR review and confirmation process.

**Values Information Identification**

Following a review of natural heritage values and data, the U.C.M.B.S Provincially Significant Wetland (PSW), the Ingleside non-PSW and a substantial amount of unevaluated wetland areas are present on the proposed site. The Ingleside Wetland Regional Candidate Area of Natural and Scientific Interest (ANSI) is also located within the site area. There are several streams on-site that drain into the St. Lawrence River at the southern edge of the proposed solar farm location.

**Woodlands**

MNR Kemptville District undertook an effort to model criteria; based on detailed peer reviewed scientific documentation, as identified in the Natural Heritage Reference Manual (2010) (see attached *Kemptville District Criteria – Scientific Rationale*). The Kemptville District has undertaken further refinements to the attached criteria to add water protection criteria to align further with the Natural Heritage Reference manual. This was done, by identifying wooded riparian zones (e.g. 30 metres from a water body). The model and associated mapping have been developed using the best available digital information and as such require ground truthing and further

refinement. This information can be further used and built upon to carry out field assessments and confirmation of significance. The modelling and mapping shows that there is a large amount of potential Significant Woodlands located on the site, however further assessment should be carried out and an EIS may be required if development is to be proposed within 120 metres of these areas.

#### **Water Features**

The site in question also contains several small streams and the St. Lawrence River. If any in-water works are to occur in relation to the project, there is a timing restriction period for which work in water can take place. In addition, where at all possible, the bed of waterbodies should not be disturbed so as not to alter the existing rock material. Proper sediment and erosion controls are required to be employed during this project.

If there is to be work in water and/or disturbance of a stream or river bed, additional and more detailed plans are requested by the MNR for review. A work permit from the Ministry of Natural Resources may be required pending further details regarding the proposed works. Furthermore, the local Conservation Authority should be contacted regarding possible permitting required for these particular works at the site in question.

#### **Endangered and Threatened Species**



There are several species listed by SARO as Special Concern that may be encountered within the project area. Habitat has been identified within the project area that appears suitable for one or more of these species, or one or more of these species has been documented to occur either on-site or nearby. Species listed as Special Concern on the SARO list are not protected under the Endangered Species Act, 2007. However, please note that some of these species may be protected under the Fish and Wildlife Conservation Act. Please consider the following Special Concern species prior to any activities being carried out:

- Snapping turtle
- Short-eared Owl
- Northern map turtle
- Bald Eagle

#### **Wildlife Habitat**

Our records indicate the presence of both a deer yard and a waterfowl staging area within the boundaries of the site. Given the extent of potential significant woodlands and potential breeding bird habitat on-site, additional Significant Wildlife Habitat (SWH) may be present. An EIS will be required if development is proposed on this site. An evaluation of other candidate SWH (e.g., moose calving area, raptor wintering area, area-sensitive breeding bird habitat etc.) should also be undertaken if development is proposed on the site.

During the records review stage, the proponent should be collecting all available wildlife and wildlife habitat related information for the proposed project location, including information on bird and bat species, candidate and confirmed Significant Wildlife Habitat (SWH) (including bird and bat SWH) and other related data. To do this we recommend proponents begin by classifying all lands at or within 120 metres of the project site using the ELC system to community series (using aerial photography and other information sources) and then identifying candidate SWH using the definitions in the Significant Wildlife Habitat Technical Guide and the draft criteria for Ecoregion 6E (link in Appendix B.5 of the new Natural Heritage Reference Manual, 2010).

A 120 metre setback applies to any confirmed SWH. For unevaluated or candidate habitats, the proponent may consider those habitats as significant and apply the setback. If the proponent proposes to develop within the candidate habitat or setback, the significance of the habitat must be evaluated (using the SWHTG and ecoregional criteria listed above). If the habitat is confirmed significant, and the proposal still calls for development within the habitat or the setback, an EIS is required. This same rationale also applies to other natural features including Significant Woodlands, and Significant Valleylands.

### **Endangered Species Act, 2007, and Species at Risk in Ontario Background**

The ESA 2007 ([http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes-07e06\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes-07e06_e.htm)) protects both species and habitat. Section 9 of the ESA "prohibits killing, harming, harassing, capturing, possessing, collecting, buying, selling, trading, leasing or transporting species that are listed as threatened, endangered or extirpated". Section 10 of the ESA, 2007 prohibits damaging or destroying habitat of endangered or threatened species. Protected habitat is either based on general definition in the Act or prescribed through a regulation. The ESA 2007 defines general habitat as an area on which the species depends, directly or indirectly, to carry on its life processes, including reproduction, rearing, hibernation, migration or feeding.

It is important to be aware that changes may occur in both species and habitat protection. The ESA applies to listed species on the Species at Risk in Ontario List (SARO) ([www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html](http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html)). The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate species for listing and/or re-evaluate species already listed. As a result, species' designations may change that could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change e.g. if a species-specific habitat regulation comes into effect. The regulation would establish the area that is protected as habitat for the species.

Information with respect to SAR can be found in the online database at the Natural Heritage Information Centre (NHIC) (<http://nhic.mnr.gov.on.ca/nhic.cfm>). The NHIC compiles, maintains and distributes information on species at risk and updates its information on a regular basis. We encourage you to routinely check the NHIC database to obtain the most up to date SAR information for proposed work locations. However, while the NHIC database is the best available source of data, even when there are no known occurrences documented at a site, there is a possibility that SAR may occur at a proposed work location.

**Please note:** The advice in this letter is valid until **August 16, 2012** and may become invalid if:

1. The Committee on the Status of Species at Risk in Ontario (COSSARO) re-assesses the status of the above-named species OR adds a species to the SARO List such that the section 9 and/or 10 protection provisions apply to those species.
2. Additional occurrences of species are discovered.
3. Habitat protection comes into force for one of the above-mentioned species through the creation of a habitat regulation.

This letter has been prepared to provide preliminary information to support compliance with the ESA 2007 and does not address other requirements under other federal or provincial laws and regulations.

Although this data represents the MNR's best current available information, it is important to note that a lack of information for a site does not mean that additional features and values are not present. As such, the MNR continues to strongly encourage detailed site assessments for all features and values. Furthermore, the same applies for Species at Risk occurrences; MNR does not have records of all occurrences and as such if MNR does not have the information it does not mean that there are no Species at Risk (SAR) at the location. MNR must note further, that there may not be any records currently held for newly listed Endangered and Threatened species and therefore for both above mentioned reasons, the MNR continues to encourage ecological site assessments to determine the potential for other SAR occurrences. When a SAR does occur on a proposed site, it is recommended that the proponent contact the MNR for technical advice and to discuss what activities can occur without contravention of the Act. If an activity is proposed that will contravene the Act (such as Section 9 or 10), the proponent must contact the MNR to discuss the potential for application of certain permits (Section 17) or agreement (Regulation 242/08). For specific questions regarding the Endangered Species Act (2007) or species at risk, please contact a district Species at Risk Biologist at [sar.kemptville@ontario.ca](mailto:sar.kemptville@ontario.ca). Not only is the ecological site assessment vital for assessing those Species at Risk on and adjacent to the site, however, it can also serve as the foundation for evaluating Significant Habitat of Endangered and Threatened species within the identified study area.

### **Information Sources**

For the purposes of the required Natural Heritage Assessment report, the MNR recommends the following sources of direction and information as areas by which to begin the desktop portion of your review:

- Natural Heritage Reference Manual (2010) – the newly published NHRM is a key document for understanding the importance of and the criteria for evaluating the various Natural Heritage Values on the landscape (including Significant Woodlands). This document can be accessed via: <http://www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.html>
- Significant Wildlife Habitat Technical Guide (1999) – this document provides further technical direction and information as it relates to Significant Wildlife Habitat: [http://www.mnr.gov.on.ca/en/Business/FW/Publication/MNR\\_E001285P.html](http://www.mnr.gov.on.ca/en/Business/FW/Publication/MNR_E001285P.html)
- Ontario Wetland Evaluation System: [http://www.mnr.gov.on.ca/en/Business/Biodiversity/2ColumnSubPage/STEL02\\_176756.html](http://www.mnr.gov.on.ca/en/Business/Biodiversity/2ColumnSubPage/STEL02_176756.html)

If you have any questions, please do not hesitate to contact me.

Sincerely,



Laura Melvin  
A/District Planner  
Resource Management Planner  
[laura.melvin@ontario.ca](mailto:laura.melvin@ontario.ca)



# RAISIN REGION CONSERVATION AUTHORITY

P.O. Box 429, 18045 County Rd. 2, Cornwall, Ontario K6H 5T2 Tel.: 613 938-3611 Fax: 613 938-3221

September-21-11

Jaclyn Rodo, on behalf of Sun Edison  
294 Rink Street, Suite 103  
Peterborough, ON  
K9J2K2

**Subject: Property Inquiry**  
**Lot 26, 27, 28 Concession 2**  
**Township of South Stormont (former Township of Osnabruck)**

**RRCA File NO.: GC-018-11**

As per your request, staff at the Raisin Region Conservation Authority (RRCA) conducted a file search for the above noted lands.

According to information in our office, the following information is known:

## Woodlands

- The subject property is within the Hoasic Creek sub watershed. According to forest inventory data in our office, significant woodlands occur on the property and on the properties to the north. These woodlands consist primarily of cedar, poplar and ash. This delineation is supported by the United Counties of Stormont, Dundas and Glengarry Official Plan (SD & G OP), Constraints Schedule B4.
  - The significant woodlands identified within Schedule B4 of the SD&G OP were established using the mapping prepared by the Eastern Ontario Model Forest - Woodland Valuation System (2003). These maps were prepared to provide municipal planning the best available natural heritage information to help with informed decision making. Therefore although labeled as significant a site visit may be required to confirm the significance.
  - As per Section 2.1.4 Natural Heritage within the 2005 Provincial Policy Statement, development and site alteration shall not be permitted in significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- In addition, Provincial Policy Statement 2005 states development and site alterations shall not be permitted on adjacent lands to Significant Woodlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

According to the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Second Edition), the adjacent land width for Significant Woodlands is 120 meters.

### Wetlands

- Ministry of Natural Resources data indicates the presence of a Locally Significant Wetland (LSW) on the north east. In addition to the LSW a Provincially Significant Wetland (PSW) is identified within adjacent lands to the south. This delineation is supported by the United Counties of Stormont, Dundas and Glengarry Official Plan, Constraints Schedule B4.
  - Section 2.1.3 b) of the Provincial Policy Statement 2005 states that development and site alteration shall not be permitted in significant wetlands in Ecoregions 5E, 6E, and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The subject property occurs in Ecoregion 6E.

In addition, Provincial Policy Statement 2005 states development and site alterations shall not be permitted on adjacent lands to PSW unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

According to the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Second Edition), the adjacent land width for a PSW is 120 meters.

- The SD&G OP, Section 5.06.5 6) states that it is a policy to conserve or protect wetlands, for their respective ecological functions or natural features. Development and / or site alteration on the adjacent lands to a PSW or on or on the adjacent lands to LSW shall be subject to an impact (see Section 5.06.5 of the SD & G OP). Municipalities may permit development and or site alteration if the impact assessment shows that there will be no negative impacts on the natural heritage features or on the ecological functions for which the area is identified. Lands adjacent to a locally significant wetland may be subject to an impact assessment study if required by the Local Municipality.

## Fish Habitat

- A watercourse is identified within the parcel of land, dividing through the center of part lot 26, 27, flowing from north to south. The RRCA has no data indicating the name, temperature regime, species, spawning and habitat areas.
  - Fish Habitat, as defined in the Fisheries Act, cF-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.
  - As per Section 2.1 Natural Heritage within the 2005 Provincial Policy Statement, site alteration and development shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
  - In addition, development and site alteration shall not be permitted on adjacent lands to the natural heritage features noted above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural heritage features or on their ecological functions.

According to the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Second Edition), the adjacent land width for fish habitat is 120 meters.

- The RRCA reviews shoreline work/in water work for fishery concerns based on our Level 2 agreement with the Department of Fisheries and Oceans (DFO). It is the RRCA's responsibility to determine if harmful alteration to fish habitat will likely occur as a direct result of any shoreline work or development proposal. The RRCA must be contacted prior to any shoreline work or any in-water work along the above noted watercourse.

## Areas of Natural and Scientific Interest (ANSI)

- According to Ministry of Natural Resources data the presence of an ANSI is identified within adjacent lands to lot 26, 27 and 28. This delineation is supported by the United Counties of Stormont, Dundas and Glengarry Official Plan, Constraints Schedule B4.
  - Section 2.1.4 e) of the Provincial Policy Statement 2005 states that development and site alteration shall not be permitted in significant Areas of Natural and Scientific Interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.



In addition, the Provincial Policy Statement 2005 states development and site alterations shall not be permitted on adjacent lands to Areas of Natural and Scientific Interest unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

According to the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Second Edition), the adjacent land width for an ANSI (life science) is 120 meters.

- The SD&G OP, Section 5.06.5 (5) states that it is a policy to conserve or protect Areas of Natural and Scientific Interest, as shown on the Land Use Schedules. Development and site alteration shall not be permitted in significant Areas of Natural and Scientific Interest unless it can be demonstrated that there will be no negative impacts on the natural features or the ecological functions, as determined by an Impact Assessment.

### Conclusion

Prior to the development of the above sites it would be beneficial to contact the Ontario Ministry of Natural Resources (Kemptville District) to determine any other site specific restrictions, particularly under the Endangered Species Act, 2007.

The RRCA recommends that the land width setbacks (120 meters) mentioned above be applied. However if elected to impinge on the land width it would be anticipated that prior to development an impact assessment be prepared in accordance with the provincial interest identifying possible impacts to the significant woodlands, Fish Habitat, LSW, PSW and the ANSI.

I trust that this meets your needs at this time. If you require any further information, please feel free to contact the undersigned at [matthew.levac@rrca.on.ca](mailto:matthew.levac@rrca.on.ca) or by phone at 613-938-3611.

Yours truly,

**RAISIN REGION CONSERVATION AUTHORITY**



Matthew Levac

Planning & Regulations Assistant