

Ecological Services
R.R. #1, 3803 Sydenham Road
Elginburg, Ontario K0H 1M0
Phone: (613) 376-6916
E-mail: ecoserv@kos.net

August 9, 2013

Re: Rivyra Condominium Development

The accompanying Environmental Site Evaluation (ESE) and Fish Habitat Assessment (FHA) was completed at the request of Ken Dantzer, of CaraCo Development Corporation, who is planning to build a condominium (see Figure 1) along South St. in Gananoque. The site currently contains a commercial property (Gordon Marine), residential houses, and associated landscaping. The site faces the St. Lawrence River, and except for this waterfront, it is all within an urban environment. There are no natural heritage designations for the property in the Town of Gananoque Official Plan (OP).

The entire shoreline is composed of either concrete walls or sheet piling. There are also marina docks, breakwater structures, and a boathouse. All upland structures currently on site will be removed, as well as the boathouse. It is likely that some work will need to be done to the shoreline wall, and the details of this will be discussed separately by Riggs Engineering.

In situations such as this that involve development within an existing developed area and where environmental constraints are likely to be low, the Cataraqui Region Conservation Authority has acknowledged our ability to use the accompanying ESE and FHA, which are both a type of scoped Environmental Impact Assessment. Regardless, our focus is always on possible impacts to natural heritage features and functions as outlined in the Provincial Policy Statement and the OP. Given the urban location of the site it was not surprising that most of the natural heritage categories, such as woodlands, valleylands, wildlife habitat, and wetlands do not apply. As well, there will be no negative impacts to these natural heritage features for the purposes of the OP and the PPS.

The only natural heritage feature of note at this location is fish habitat. We did an underwater assessment of the fish habitat and determined that it has no significant attributes, although there may be limited spring spawning in front of one of the residential lots. There are no intentions to fill in fish habitat for the new development, but shoreline work may disrupt spring spawning and so the standard timing restriction for working in warm-water fish habitat are recommended. As well, standard measures to

prevent siltation and debris from entering the water are recommended, especially during the demolition phase of the project.

There are a few older trees on site. Valuing individual trees is not covered in an environmental assessment because individual trees do not have significant natural heritage value, and are therefore not relevant to a natural heritage impact assessment.

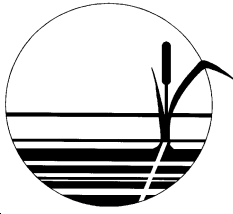
Respectfully



Rob Snetsinger



Figure 1. Condominium Development.



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ENVIRONMENTAL SITE EVALUATION

Site Visited: August 30 2013

Municipality: Town of Gananoque

C.A.: Cataraqui

Location: 120 South St. Lots 671 to 677 of Compiled Plan 86 (East) (all formerly part of Farm Lot 15, Concession 1) in the geographic Township of Leeds, now in the Town of Gananoque

Proponent: Ken Dantzer CaraCo Development Corporation
 Kingston's Leader in Lifestyle Development
 P: 613-542-8400 ext. 109
 F: 613-544-9931
 E: ken@caraco.net
 P.O. Box 70, Glenburnie, ON, K0H 1S0
 www.caraco.net

Description of Application: Condominium Devpt.

Site Description:

- A. **Ecological Land Classification:** There are no ELC ecosites on the property because it is developed lands.
- B. **Soils:** Mostly hardened surfaces, although some clay-loam in the landscaped lawns.
- C. **Slope:** Some flat plateaus, but much of the site slopes down to the river.

Is the Proposed Development:

A. In a Provincially Significant Wetland? Yes No

Adjacent to a Provincially Significant Wetland? Yes No

B. In a Regionally Significant Wetland? Yes No

Adjacent to a Regionally Significant Wetland? Yes No

C. In/adjacent to an Unevaluated Wetland? Yes No

D. In an Area of Natural and Scientific Interest? Yes No

Adjacent to an Area of Natural and Scientific Interest? Yes No

E. In the habitat of Species at Risk? Yes No

Adjacent to habitat of Species at Risk? Yes No


Unknown, but highly unlikely given the urban location.

F. In significant wildlife habitat? Yes No

Adjacent to significant wildlife habitat? Yes No

The adjacent EPA lands do contain wildlife habitat, but stormwater facilities are not measured for significance under OMNR guidelines.

G. Within 120 m of a waterbody? St. Lawrence River.	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> No
H. In fish habitat?	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
Adjacent to fish habitat Offshore fish habitat is considered intermediate fish habitat (see accompanying fish habitat assessment)	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> No
J. Adjacent to Highly or Moderately Sensitive Lake Trout Lake?	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
J. In a significant woodland?	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
Adjacent to significant woodland?	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
K. In a significant valleyland?	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
Adjacent to valleyland?	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> No

In our opinion, is a more detailed Environmental Impact Statement (EIS) required to demonstrate the appropriateness of the proposed development? Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
If yes, which natural feature(s) should the assessment focus on? n/a
Recommendations for Mitigation:
1. Minimize runoff impacts through the construction phase (e.g., silt barriers) and post construction phase (e.g., stormwater BMP's).
2. Any work on the shore-wall should occur outside of the spawning season (March 15 to July 15) for warm water fish.
Other Comments: n/a
Environmental Site Evaluation Completed By: Rob Snetsinger
Date of Site Inspection: August 30, 2013
Signature: 

**FISH HABITAT ASSESSMENT
Rivyra Condominium**

Summary

This assessment was completed with an underwater investigation primarily focused on finding fish nests and characterizing key fish habitat features.

The river at this location consists of warm water fish habitat next to an urban shoreline. Some potential fish nests were observed in front of the concrete shoreline wall of 101 South St, although general foraging would be the main fish use along this shoreline.

FISHERIES SITE ASSESSMENT

Project Description
Condominium Development

Inspection Date
August 30, 2013

Inspected by:
Rob Snetsinger of Ecological Services.

Prepared For: Ken Dantzer of CaraCo

Name of Waterbody: St. Lawrence River

Lot Location: Lots 671 to 677 of Lawrence Compiled Plan 86 (East) (all formerly part of Farm Lot 15, Concession 1) in the geographic Township of Leeds, now in the Town of Gananoque

AQUATIC RESOURCES

1. Water Depth:

Distance from Shore to 1 Meter Depth (m): Water depth is at least 1 m at the shoreline due to the shoreline concrete wall.

2. Bottom Type: out to 3 meters

<input type="checkbox"/> Rock (bedrock):	<input checked="" type="checkbox"/> Boulder (>25 cm): 20%	<input checked="" type="checkbox"/> Rubble (8-25cm): 20%
<input checked="" type="checkbox"/> Gravel (0.2-8 cm): 40%	<input type="checkbox"/> Sand:	<input checked="" type="checkbox"/> Silt 20%
<input type="checkbox"/> Muck	<input type="checkbox"/> Marl	<input type="checkbox"/> Detritus:

Other: zebra mussels cover all surfaces. Numerous artifacts such as rusting steel, tires, concrete blocks, and sunken wooden beams also observed.

Comments: a firm bottom covered with debris. All surfaces covered with mussels, silt, and algae.

3. Aquatic Vegetation: out to 3 meters

Submergent:

Floating:

Emergent:

Comments: Mostly *Vallisneria americana*, *Elodea canadensis*, and *Myriophyllum spicatum*. Growth is patchy with some vegetation free areas. Species dominance is also patchy with all three above species dominating separately in certain areas.

4. Shoreline Cover/Structure in Water: [none (no), little (li), moderate (mo), heavy (he)]

Rock:

Undercut Bank: li

Organic Debris:

Logs/Stumps:

Aquatic Vegetation:

Other:

Comments: There is no natural shoreline cover. The entire shoreline consists of vertical walls of either concrete or sheet piling (see figure below). Undercutting was observed underwater along some of the walls due to concrete breakdown.

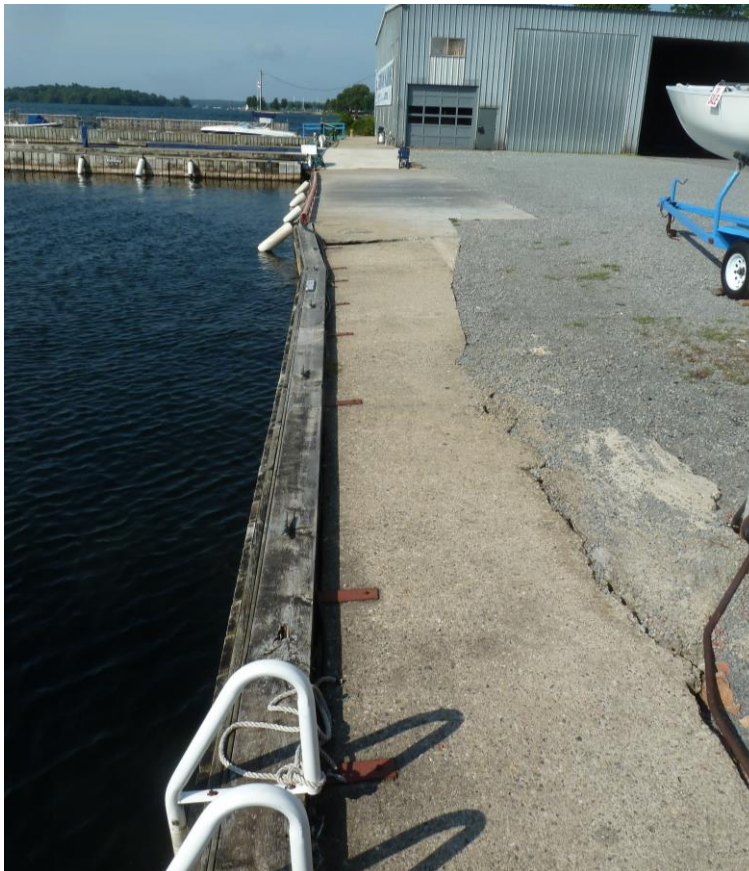


Figure 2. Gordon Marine portion of shoreline.

5. Fish Observations: What appeared to be remnant fish nests were visible in the shoreline area in front of the white house at 101 South St. (see Figure 3). No other area had good fish nesting attributes. The rest of the shoreline areas would be used for general foraging and the dominant species observed was the non-native invasive round goby. In the bottom areas free of aquatic vegetation, the observed density of goby was about 6 fish per square meter. Other species observed included largemouth bass fingerlings, minnows, and centrarchids.

Question: Does this site have significant aquatic resources which could be adversely affected by the placement of low impact cabins along the shoreline.

Opinion: Foraging shorelines like this are common along the Gananoque waterfront and are not deemed critical or sensitive. All of this shoreline has a long history of commercial and recreational use including a past coal yard, marina boating activities, boathouses, and swimming. The presence of these activities would help define the nature of the fish habitat here as disturbance adapted.

There is one potential spring spawning area (likely for bass). The small size of the spawning site and the heavy presence of the invasive round goby suggest that this would not be a significant spawning area.

Recommendations:

1. Shoreline work should take place outside of the warm water spawning season (March 15 to July 15).
2. Near water work should use Best Management Practices such as siltation fences. We recommend particular caution during the demolition phase of the boathouse and nearshore buildings in preventing debris and silt from entering the water.



Figure 3. Potential spawning area along red line in photo.

ADJACENT UPLANDS

6. Adjacent Land Use/Terrain Characteristics

Developed

Cottage Lot: Agriculture: Urban: Other:

Comments: Urban lots and a commercial marina with associated landscaping and asphalt surfaces.

7. Past Shoreline Disturbance (within 10 m): All shoreline areas are used for commercial and recreational activity.

Summary Question: Will the condominium complex have an adverse impact to the upland habitat.

Opinion: The upland habitat has no natural heritage significance and therefore there will be no negative impacts in this regards for the purposes of the PPS and the OP.