

VALUED ENVIRONMENTAL COMPONENT	POTENTIAL ENVIRONMENTAL EFFECTS	PROPOSED MITIGATION MEASURES	NET EFFECTS
Terrestrial Vegetation	Introduction of non-native invasive species	<ul style="list-style-type: none"> Only native, non-invasive species appropriate for the site should be planted as part of the site landscaping. Standard construction practices should be employed to ensure no damage is incurred to the trees to be retained on the subject property. 	No residual effects are anticipated following implementation of suggested mitigation measures.
Aquatic Environment			
Fish Habitat	Disturbance	<ul style="list-style-type: none"> <u>Meltwater</u> management can mitigate several harmful effects to downstream fisheries by trapping heavy metals and suspended solids. Appropriate sediment and erosion controls should be employed during all phases of construction to minimize the potential deposition of silt, sediment and debris in the downstream watercourses as a result of works. Mississippi Valley Conservation do not consider water on site to be fish habitat. 	No residual effects are anticipated following implementation of suggested mitigation measures.
Social Environment			
Archaeological	Disturbance/loss of previously undiscovered archaeological or heritage resources	<ul style="list-style-type: none"> A Stage 2 Archaeological Assessment should be completed prior to construction. 	Unless significant artifacts are discovered in the Stage 2 investigation, archaeological issues are not anticipated to pose any significant constraints to the development of the site.
Visual Assessment	Visual impacts to nearby residents, drivers on Highway 417 and the industrial area.	<ul style="list-style-type: none"> It is recommended that additional evergreens be planted along the north limit of the property within the 20 m buffer for a length of less than 100 m. A 4 m high berm with planting is proposed for the east limit to screen (visual and acoustic) nearby residence. A visual screening (fence) along the east limit between the residence and Westbrook Road is also recommended. 	There are no significant restrictions to development based on the visual assessment.
Electrical	<p>Light spill to nearby residences</p> <p>Distraction to drivers on Highway 417</p> <p>Lack of safety to workers within the facility</p>	<ul style="list-style-type: none"> Light levels should be maintained as low as possible, close to the property limits and controlled by the use of full cut off features and other features such as earth berms. Complete a computer lighting simulation to finalize lighting requirements. 	The electrical review has not identified any significant restrictions to development of the site.
Economical	Costs are going to be higher than prior snow disposal facilities due to larger <u>stormwater pond</u> to correct off-site drainage, liners for dump pad and <u>meltwater pond</u> . Estimate of probable cost of \$ 6 million dollars.	<ul style="list-style-type: none"> <u>Modelling</u> to minimize the size of the <u>stormwater pond</u>. 	Implementing <u>stormwater measures</u> will minimize flooding problems created by earlier development.
Transportation	<p>Existing intersection at Westbrook and Carp does not provide adequate level of service</p> <p>Proposed entrance to site from Westbrook needs improving</p> <p>Decrease in safety</p>	<ul style="list-style-type: none"> For safety reasons the site access will require a right turn deceleration lane to accommodate truck traffic entering the site.. It is recommended to limit or restrict typical snow disposal trucking operations to occur outside of the peak hour. During emergency situations the peak hour truck traffic restrictions would be lifted. 	With the installation of a right turn lane for access into the site and being aware of the existing deficiencies at the intersection of Carp and Westbrook until road widening is completed, there are no constraints to site development.