



Uniform Urban Developments
117 CentrepoinTE Drive, Suite 300
Ottawa, Ontario, K2G 5X3

March 21st, 2025

Attn: Annibale Ferro, Vice President of Operations

RE: Copperwood Estate Block 125 & Block 130 Site Plan Applications
Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1 (Revised)

1.0 BACKGROUND & PURPOSE

McKinley Environmental Solutions (MES) was previously retained by CU Developments Inc. to prepare several studies to support the development of the Copperwood Estate subdivision, which is located within the Northwest Quadrant of the Kanata North Urban Expansion Area (KNUEA) (the Site) (Figure 1). The Site is approximately 48 hectares in size. The Copperwood Estate subdivision has previously been known as the 'CU Developments Inc. Kanata North Development.' MES has also worked on behalf of CU Developments Inc. to obtain several natural heritage-related regulatory approvals. The following studies and regulatory approvals have been completed to support the development of the Copperwood Estate subdivision (aka CU Developments Inc. Kanata North Development):

- McKinley Environmental Solutions (MES) (2019a) Combined Environmental Impact Statement & Tree Conservation Report (Revised) – 1053/1075/1145 March Road.
- McKinley Environmental Solutions (MES) (2019b) 1053/1075/1145 March Road - Headwaters Drainage Assessment (HDA) (Revised).
- Fisheries Act Letter of Advice #20-HCAA-00436 (Issued August 2020 to CU Developments Inc.)
- Endangered Species Act (ESA) Overall Benefit Permit #KV-C-002-18 (Issued March 2021 to CU Developments Inc.).
- City of Ottawa Tree Cutting Permit #D06-01-18-0133 (Issued March 2021 to CU Development Inc.).
- Mississippi Valley Conservation Authority (MVCA) O.Reg. 153/06 Permit #W21/313 (Issued October 14th, 2022 to CU Developments Inc.).

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At the current time, Uniform Urban Developments is pursuing Site Plan Application approvals for their Copperwood Flats development. The Copperwood Flats development occurs within the footprint of the Copperwood Estate subdivision (Block 125 and Block 130 within the subdivision) (Refer to the 4M Plan and the Site Plan below). The proposed Copperwood Flats development (e.g. the Site Plan Applications for Block 125 and Block 130) falls within the development area that was previously addressed by the natural heritage studies and regulatory approvals that have been completed for the Copperwood Estate subdivision.

The purpose of this letter is to provide an updated description of the status of the natural heritage-related regulatory approvals for the Copperwood Estate subdivision, as well as an updated description of the Site conditions. This letter has also been prepared to provide confirmation that the Site Plan Applications for the Copperwood Flats development are consistent with the natural heritage studies and regulatory approvals that have been completed for the larger Copperwood Estate subdivision. This letter report has been prepared as Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) - Addendum #1. This letter is intended to be read in conjunction with MES (2019a), as well as the natural heritage-related regulatory approvals listed above. For brevity, all methods, results, descriptions of natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2019a) are not reiterated in this letter.



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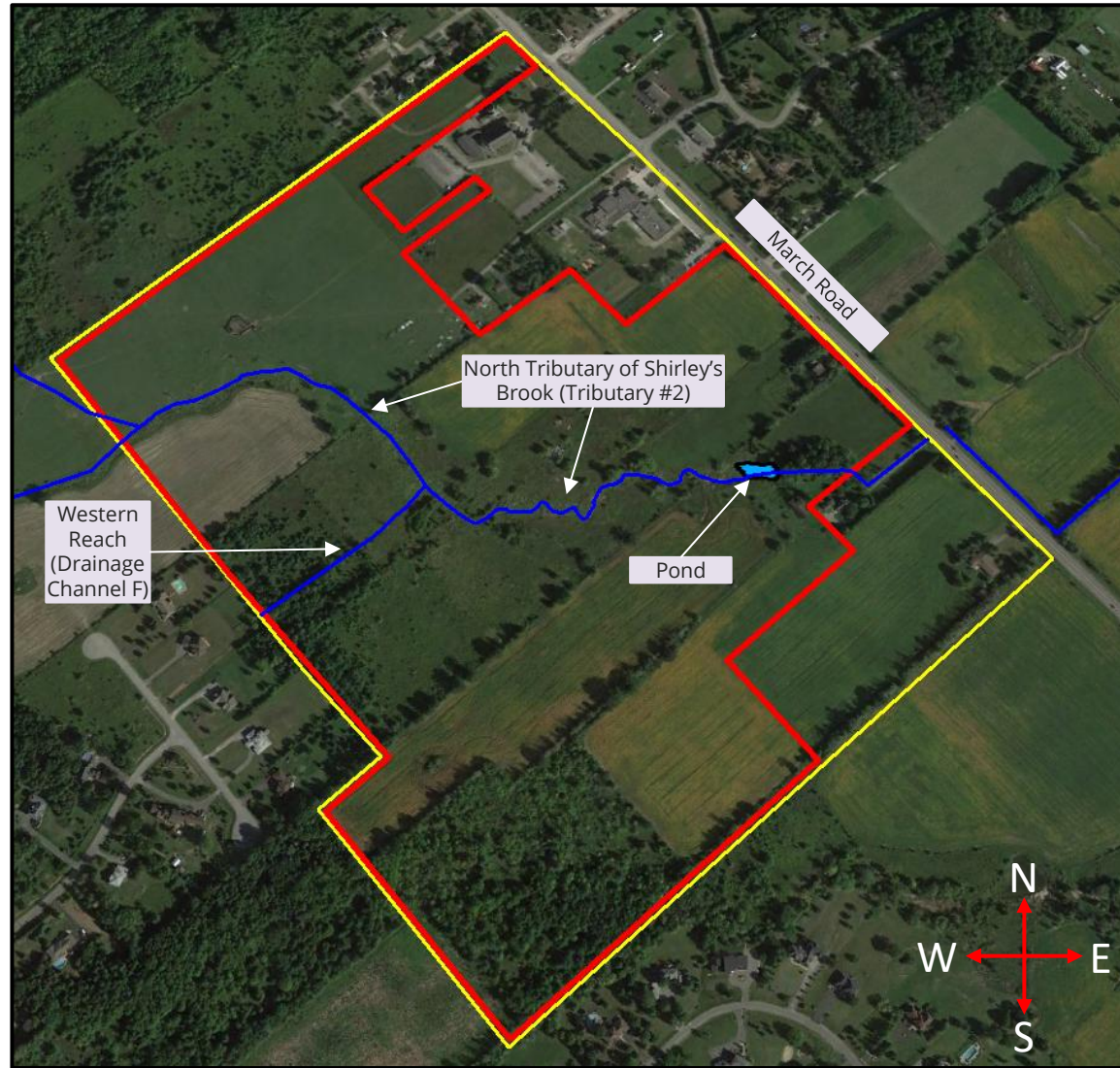
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FIGURE 1: SITE OVERVIEW

Copperwood Estate Block 125 & Block 130 Site Plan Applications
Combined Environmental Impact Statement & Tree Conservation Report - Addendum #1 (Revised)



— Kanata North Urban Expansion Area Northwest Quadrant — Site Limits

Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate. The air photo pre-dates the realignment of the North Tributary and the installation of the habitat enhancement features within the 40 m wide watercourse corridor.

2.0 REGULATORY APPROVALS & SITE CONDITIONS UPDATE

Since the submission of the Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) (dated November 2019) (MES 2019a), significant progress has been made with respect to the obtainment of the natural heritage-related regulatory approvals and their implementation. The Ontario Endangered Species Act (ESA) Overall Benefit Permit (#KV-C-002-18) was obtained in March 2021. Following the obtainment of the ESA Permit, the City of Ottawa issued a Tree Cut Permit under Tree Protection By-law 2020-240 in March 2021. Tree clearing of the development area began in March 2021 and was complete by April 15th, 2021. At the current time, all trees have been removed from the Site, with the exception of the trees within the designated tree retention areas. Trees were retained within the future municipal park block and within a block at the southwest corner of the Site that provides a portion of the 40 m wide watercourse corridor surrounding the North Branch of Shirley's Brook (the North Branch is located within the adjacent Southwest Quadrant of the Kanata North Urban Expansion Area).

The Combined EIS & TCR (MES 2019a) and the ESA Permit identified that during the development of the Site, the North Tributary of Shirley's Brook would be realigned into a 40 m wide watercourse corridor. Habitat enhancement and restoration works were to be undertaken within the 40 m wide watercourse corridor in order to improve the quality and size of the Blanding's Turtle habitat. Once fully constructed, the 40 m wide watercourse corridor was to be surrounded by fencing that would prevent Blanding's Turtles from leaving the watercourse corridor to enter the development area (as required by the ESA Permit).

Following the obtainment of the ESA Permit, CU Developments Inc. initiated the detailed design process for the North Tributary realignment and habitat enhancement works (Refer to the Landscape Overall Plan included below). The Landscape Overall Plan includes the required Blanding's Turtle exclusion fencing. The City of Ottawa and the Mississippi Valley Conservation Authority (MVCA) reviewed the detailed design drawings for the realignment and habitat enhancement works as part of the O.Reg. 153/06 permit process. The MVCA issued a permit under O.Reg. 153/06 in October 2022. Following the obtainment of the O.Reg. 153/06 Permit, CU Developments Inc. proceeded with the project tendering and the construction of the North Tributary realignment and habitat enhancement features, beginning in late 2022. The construction of the realigned North Tributary and the associated habitat enhancement features was completed in 2023. The Blanding's Turtle exclusion fencing in the vicinity of Block 125 and Block 130 was installed in 2024.

The terms and conditions of the ESA Permit require five (5) years of development area monitoring to be undertaken between April 15th and October 15th each year, beginning immediately after the

completion of tree clearing. Year 1 to Year 4 of the development area monitoring program were completed between 2021 and 2024. The terms and conditions of the ESA Permit also require the realigned North Tributary and the associated habitat enhancement features to be monitored for five (5) years after their construction. Year 1 of the realigned North Tributary/habitat enhancement feature monitoring was completed in 2024. To date, no significant deficiencies and/or new Species at Risk (SAR) concerns have been identified during the monitoring program. All mitigation and monitoring requirements outlined in the ESA Permit have been implemented, including the completion of Contractor Awareness Training, pre-construction sweeps, and the installation of temporary Blanding's Turtle exclusion fencing around the work areas.



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PLANT LIST - FULL SIZE

%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
Coniferous Trees								
10%	9	<i>Picea glauca</i>	White Spruce	200cm HT	WB	As Shown	20.0	8.0
10%	9	<i>Pinus strobus</i>	Eastern White Pine	200cm HT	WB	As Shown	24.0	12.0
5%	8	<i>Thuja occidentalis</i>	Eastern White Cedar	200cm HT	WB	As Shown	14.0	4.0
Deciduous Trees								
10%	9	<i>Acer saccharum</i>	Sugar Maple	50mm Cal	WB	As Shown	20.0	15.0
6%	5	<i>Betula papyrifera</i>	Paper Birch	50mm Cal	WB	As Shown	18.0	10.0
6%	5	<i>Prunus serotina</i>	Black Cherry	50mm Cal	WB	As Shown	19.0	14.0
10%	9	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown	24.0	21.0
10%	9	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Shown	21.0	21.0
Deciduous Shrubs								
6%	25	<i>Pteridium aquilinum</i>	Bracken Fern	1g	PT	100cm OC	0.8	1.5
6%	25	<i>Rhus aromatica</i>	Fragrant Sumac	0.60m HT	PT	100cm OC	2.0	2.0
2%	20	<i>Rhus typhina</i>	Staghorn Sumac	0.60m HT	PT	100cm OC	5.5	7.6
5%	20	<i>Rosa blanda</i>	Meadow Rose	0.60m HT	PT	100cm OC	1.8	1.8
7%	30	<i>Rubus occidentalis</i>	Black Raspberry	0.60m HT	PT	100cm OC	1.5	1.8
100%	180							

* Note: Deciduous shrub species are to be placed in groups of five (5) where a single symbol is identified on the plan.
Note: For species highlighted in orange, do not plant within areas identifying 'Tree Height is restricted'

%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
Coniferous Trees								
5%	3	<i>Abies balsamea</i>	Balsam Fir	200cm HT	WB	As Shown	16.0	8.0
5%	3	<i>Larix laricina</i>	Tamarack	200cm HT	WB	As Shown	21.0	10.0
5%	3	<i>Picea mariana</i>	Black Spruce	200cm HT	WB	As Shown	19.0	4.0
5%	3	<i>Thuja occidentalis</i>	Eastern White Cedar	200cm HT	WB	As Shown	12.0	4.0
5%	3	<i>Thuja canadensis</i>	Eastern Hemlock	200cm HT	WB	As Shown	12.0	6.0
Deciduous Trees								
10%	2	<i>Acer rubrum</i>	Red Maple	50mm Cal	WB	As Shown	16.0	13.0
5%	3	<i>Acer saccharum</i>	Silver Maple	50mm Cal	WB	As Shown	21.0	15.0
5%	3	<i>Betula alleghaniensis</i>	Yellow Birch	50mm Cal	WB	As Shown	24.0	9.0
5%	3	<i>Cornus alternifolia</i>	Spice Dogwood	200cm HT	WB	As Shown	4.5	6.0
5%	3	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	50mm Cal	WB	As Shown	5.0	4.0
10%	15	<i>Populus tremuloides</i>	Trembling Aspen	50mm Cal	WB	200cm OC	15.0	9.0
5%	3	<i>Salix nigra</i>	Black Willow	50mm Cal	WB	As Shown	19.0	9.0
5%	3	<i>Tilia americana</i>	Basswood	50mm Cal	WB	As Shown	21.0	15.0
Deciduous Shrubs								
5%	15	<i>Aronia melanocarpa</i>	Black Chokeberry	0.60m HT	PT	100cm OC	1.3	1.8
5%	15	<i>Rosa carolina</i>	Pasture Rose	0.60m HT	PT	100cm OC	1.0	3.0
5%	15	<i>Salix petiolaris</i>	Slender Willow	0.60m HT	PT	100cm OC	4.0	6.0
5%	15	<i>Sambucus racemosa</i>	Red Elderberry	0.60m HT	PT	100cm OC	3.0	3.0
100%	128							

* Note: Populus tremuloides species are to be placed in groups of three (3) where a single symbol is identified on the plan.
* Note: Deciduous shrub species are to be placed in groups of five (5) where a single symbol is identified on the plan.
Note: For species highlighted in orange, do not plant within areas identifying 'Tree Height is restricted'

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
SN	8	<i>Salix nigra</i>	Black Willow	50mm Cal	WB	As Shown	12.0	12.0

NATURALIZATION LIST

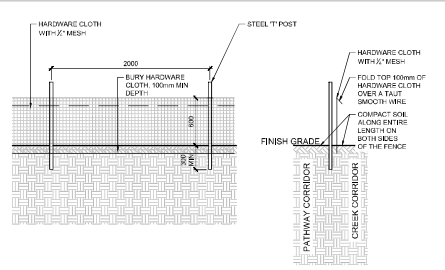
%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
Coniferous Trees								
10%	144	<i>Picea glauca</i>	White Spruce	0.60m HT	PT	1.5m O.C.	20.0	8.0
10%	144	<i>Pinus strobus</i>	Eastern White Pine	0.60m HT	PT	1.5m O.C.	24.0	10.0
5%	72	<i>Thuja occidentalis</i>	Eastern White Cedar	0.60m HT	PT	1.5m O.C.	12.0	4.0
Deciduous Trees								
10%	144	<i>Acer saccharum</i>	Sugar Maple	1.20m HT	PT	1.5m O.C.	18.0	15.0
5%	72	<i>Betula papyrifera</i>	Paper Birch	1.20m HT	PT	1.5m O.C.	18.0	10.0
5%	72	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	1.20m HT	PT	1.5m O.C.	5.0	4.0
2%	28	<i>Yucca rigida</i>	Black Yucca	1.20m HT	PT	1.5m O.C.	25.0	1.8
3%	43	<i>Ostrya virginiana</i>	Ironwood	1.20m HT	PT	1.5m O.C.	14.0	9.0
10%	144	<i>Prunus serotina</i>	Black Cherry	1.20m HT	PT	1.5m O.C.	24.0	18.0
10%	144	<i>Quercus macrocarpa</i>	Burr Oak	1.20m HT	PT	1.5m O.C.	24.0	18.0
5%	72	<i>Quercus rubra</i>	Red Oak	1.20m HT	PT	1.5m O.C.	27.0	22.0
Deciduous Shrubs								
2%	29	<i>Pteridium aquilinum</i>	Bracken Fern	1g	PT	1.5m O.C.	0.8	1.2
3%	43	<i>Rhus aromatica</i>	Fragrant Sumac	0.60m HT	BR	1.5m O.C.	2.1	1.8
5%	72	<i>Rhus typhina</i>	Staghorn Sumac	0.60m HT	BR	1.5m O.C.	3.0	3.0
5%	72	<i>Rosa blanda</i>	Meadow Rose	0.60m HT	BR	1.5m O.C.	1.5	2.0
5%	72	<i>Rubus occidentalis</i>	Black Raspberry	0.60m HT	BR	1.5m O.C.	2.0	2.0
5%	72	<i>Viburnum lentago</i>	Hannyberry	0.60m HT	BR	1.5m O.C.	6.0	3.6
100%	1440							

Note: For species highlighted in orange, do not plant within areas identifying 'Tree Height is restricted'

%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
Coniferous Trees								
5%	2	<i>Abies balsamea</i>	Balsam Fir	0.60m HT	PT	1.5m O.C.	20.0	8.0
5%	2	<i>Larix laricina</i>	Tamarack	0.60m HT	PT	1.5m O.C.	30.0	10.0
4%	35	<i>Picea mariana</i>	Black Spruce	0.60m HT	PT	1.5m O.C.	20.0	12.0
5%	44	<i>Thuja occidentalis</i>	Eastern White Cedar	0.60m HT	PT	1.5m O.C.	12.0	4.0
5%	44	<i>Thuja canadensis</i>	Eastern Hemlock	0.60m HT	PT	1.5m O.C.	21.0	10.0
Deciduous Trees								
15%	131	<i>Acer rubrum</i>	Red Maple	1.20m HT	PT	1.5m O.C.	15.0	12.0
5%	44	<i>Acer saccharum</i>	Silver Maple	1.20m HT	PT	1.5m O.C.	20.0	18.0
5%	44	<i>Ailanthus glandulosa</i>	Spotted Alder	1.20m HT	PT	1.5m O.C.	6.0	4.5
15%	131	<i>Ailanthus glandulosa</i>	Spotted Alder	1.20m HT	PT	1.5m O.C.	12.0	3.0
5%	44	<i>Betula alleghaniensis</i>	Yellow Birch	1.20m HT	PT	1.5m O.C.	24.0	9.0
5%	44	<i>Populus balsamifera</i>	Balsam Poplar	1.20m HT	PT	1.5m O.C.	25.0	15.0
5%	44	<i>Populus grandidentata</i>	Largetooth Aspen	1.20m HT	PT	1.5m O.C.	20.0	6.0
5%	44	<i>Populus tremuloides</i>	Trembling Aspen	1.20m HT	PT	1.5m O.C.	15.0	7.0
5%	44	<i>Salix nigra</i>	Black Willow	1.20m HT	PT	1.5m O.C.	20.0	12.0
10%	87	<i>Tilia americana</i>	Basswood	1.20m HT	PT	1.5m O.C.	25.0	15.0
100%	876							

Note: For species highlighted in orange, do not plant within areas identifying 'Tree Height is restricted'

%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
Deciduous Shrubs								
5%	96	<i>Aronia melanocarpa</i>	Black Chokeberry	0.60m HT	BR	1.5m O.C.	1.3	1.0
5%	96	<i>Rosa carolina</i>	Pasture Rose	0.60m HT	BR	1.5m O.C.	1.8	3.0
5%	96	<i>Myrica gale</i>	Sweet Gale	0.60m HT	BR	1.5m O.C.	1.3	1.0
5%	96	<i>Salix petiolaris</i>	Slender Willow	0.60m HT	BR	1.5m O.C.	4.0	6.0
5%	96	<i>Sambucus racemosa</i>	Red Elderberry	0.60m HT	BR	1.5m O.C.	3.0	3.0
5%	96	<i>Salix discolor</i>	Pussy Willow	0.60m HT	BR	1.5m O.C.	6.0	1.5
5%	96	<i>Salix exurgens</i>	Sandbar Willow	0.60m HT	BR	1.5m O.C.	4.0	6.0
5%	96	<i>Salix petiolaris</i>	Slender Willow	0.60m HT	BR	1.5m O.C.	3.0	3.0
10%	193	<i>Sambucus racemosa</i>	Red Elderberry	0.60m HT	BR	1.5m O.C.	3.0	2.4
10%	193	<i>Spiraea alba</i>	White Meadowsweet	0.60m HT	BR	1.5m O.C.	1.5	1.5
100%	1925							



NOTE:
1. FOR INSTALL, PULL HARDWARE CLOTH TAUT AND SECURE.
2. MARK TOP EDGE WITH FLAGGING TAPE EVERY 4m INTERVAL OR ON SEGMENTS BETWEEN POSTS.
3. IF NEEDED, HARDWARE CLOTH TEARS CAN BE MENDED WITH 18-GAUGE GALVANIZED WIRE.

TURTLE FENCE

Turtle fence is to be 600mm min. HT. Hardware cloth installed using best practices as outlined by the Ontario Ministry of the Environment, Conservation and Parks information regarding Reptile and amphibian exclusion fencing. Refer to the following document:
Gunsun, K., Dobson, D., Kinsch, J. & J. Crowley (2016) Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario.

TREE PLANTING IN SENSITIVE CLAY

- The landscape plans have been developed in accordance with the Geotechnical Assessment - Grading Plan Review, Paterson Group, June 16, 2022, and map PG4258-6 Tree Planting Setback Plan, 05/2022 that confirms the categories and locations of clay soils.
- In most cases, tree planting is not restricted by sensitive clay. Where indicated on the plans, the following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).
- The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.

- Small tree (mature height up to 7.5m) - 25m³ minimum soil volume provided.
- Medium tree (mature height 7.5-14m) - 30m³ minimum soil volume provided.
- Two (2) small trees - 15m³ minimum soil volume provided per tree.
- Two (2) medium trees - 18m³ minimum soil volume provided per tree.

TRANSPLANT OPPORTUNITIES

The Combined Environmental Statement and Tree Conservation Report by McKinley Environmental Solutions, November 2019, Section 4.1.3 Transplanting and Replanting (TCR) describes opportunities for White Pine transplants. However, the trees were originally identified for transplant in 2018.

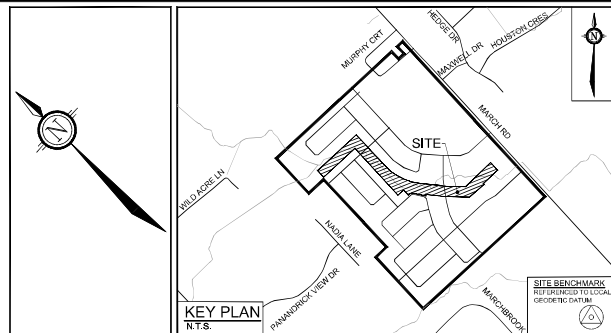
A recent field visit (May 2021) revealed most of those trees have exceeded the maximum transplant size of 225mm diameter at 150mm above the base. There are a few trees of various species, that appear within an acceptable size range and seem to be in an accessible location. These will be scheduled for a follow up review with the Landscape Architect, Biologist, City Forester, and Mechanical Tree Mover representative.

Any trees that are considered feasible for transplant in terms of size and access, will be transplanted within the 40m corridor in place of a caliper tree, following the Tree Transplanting notation. This operation will be scheduled after the grading and shaping of the channel has concluded.

Trees within the Park (Block 300) will be left in place as park asset to be addressed when the park design progresses.

TREE TRANSPLANTING

- Prior to transplanting water tree thoroughly.
- Use a tree spade of appropriate size.
- Transplant only during appropriate season and weather conditions.
- Prior to moving any tree, mark the north side of a tree as it stands, and ensure that the tree is repositioned in its new location with the same orientation relative to north.
- Fill the gaps/voids with topsoil immediately and sander around every transplanted tree.
- Regular watering is required during growing seasons for minimum one (1) full year after transplant.



LEGEND

---	PROPERTY LIMIT
---	EXISTING CREEK ALIGNMENT
---	TOP OF BANK, TRANSITION OF CHANNEL BANKS TO TABLE LANDS
---	TURTLE FENCE 0.6m HT.
---	TWO-RAIL POST AND RAIL FENCE COMBINED WITH 0.6m HT. TURTLE FENCE
---	CHAIN LINK FENCE 1.5m HT.
---	POTENTIAL BUILDING FOOTPRINT DEFINED BY ZONING (6m REAR YARD OFFSET, 0.6m SIDE YARD OFFSET)
---	HYDRIC SOILS, 0.3m DEPTH
---	ORGANIC SOILS, 0.3m DEPTH
---	LS - LOWLAND SHRUB MIX
---	TL - TABLE LAND MIX (ABOVE TOP OF BANK)
---	LL - LOWLAND MIX (BELOW TOP OF BANK)
---	CALIPER BLACK WILLOW TREE
---	LIST A - TABLE LAND CALIPERS* (ABOVE TOP OF BANK)
---	LIST B - LOW LAND CALIPERS* (BELOW TOP OF BANK)
---	BOULDER CLUSTER
---	BASKING LOG
---	BRUSH PILE
---	ROOT WAD

* NOTE: TYPE, IE, TREE, SHRUB, DECIDUOUS, CONIFEROUS MAY VARY

GENERAL

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protected and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstall all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc., to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reestablish all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

PLANTING

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
- Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
- The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List.
- Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 15-100mm higher than finished grade.
- Approved topsoil depths are as follows:
 - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - Soil Seed Areas - 100mm depth.
 - Reforestation - 300mm depth.
- Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

SEED MIX AND APPLICATION

For channel side banks and feature side banks, topsoil, seed and best cover with Cor-Matting (TOM) starting at the channel toe of bank and lay over top of bank. Secure matting with inert stakes according to manufacturer details. See Cross-sections for locations. Submit products for approval by Consultant.

For all other areas steeper than 3:1, Contractor to apply erosion control blanket. Erosion control blanket to be machine woven mats made from natural wood, coco or cotton fiber, or combination depending on manufacturer, with stitching between two photo-degradable natural organic fiber nettings. Submit products for approval by Consultant. OPSS 804 applies except as may be amended and extended herein.

In addition to the specified seed mixes, all applications are to include a nurse crop as noted.

CHANNEL BANKS (BELOW TOP OF BANK)	50% ANNUAL RYEGRASS (NURSE CROP)
50% RIPARIAN SEED MIX BY DLF PICKSEED	Seeding Rate: 40kg/ha
TABLE LANDS (ABOVE TOP OF BANK)	35% COMMON OATS OR FALL RYE (NURSE CROP)
40% VIRGINIA RYE OR CANADA WILD RYE	25% BUTTERFLY SEED MIX BY DLF PICKSEED
Seeding Rate: 40kg/ha	

SHALLOW PANS
Are to establish vegetative cover from the existing seed bank in the hydric soils gathered from the existing site.

Note: Dormant seeding may be required, Contractor is to coordinate with the Contract Administrator before proceeding.

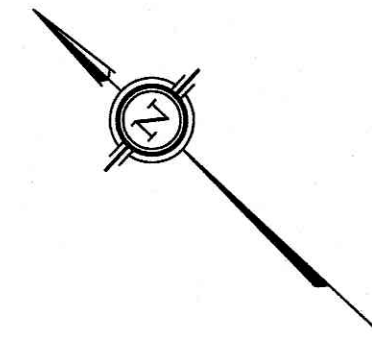
CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

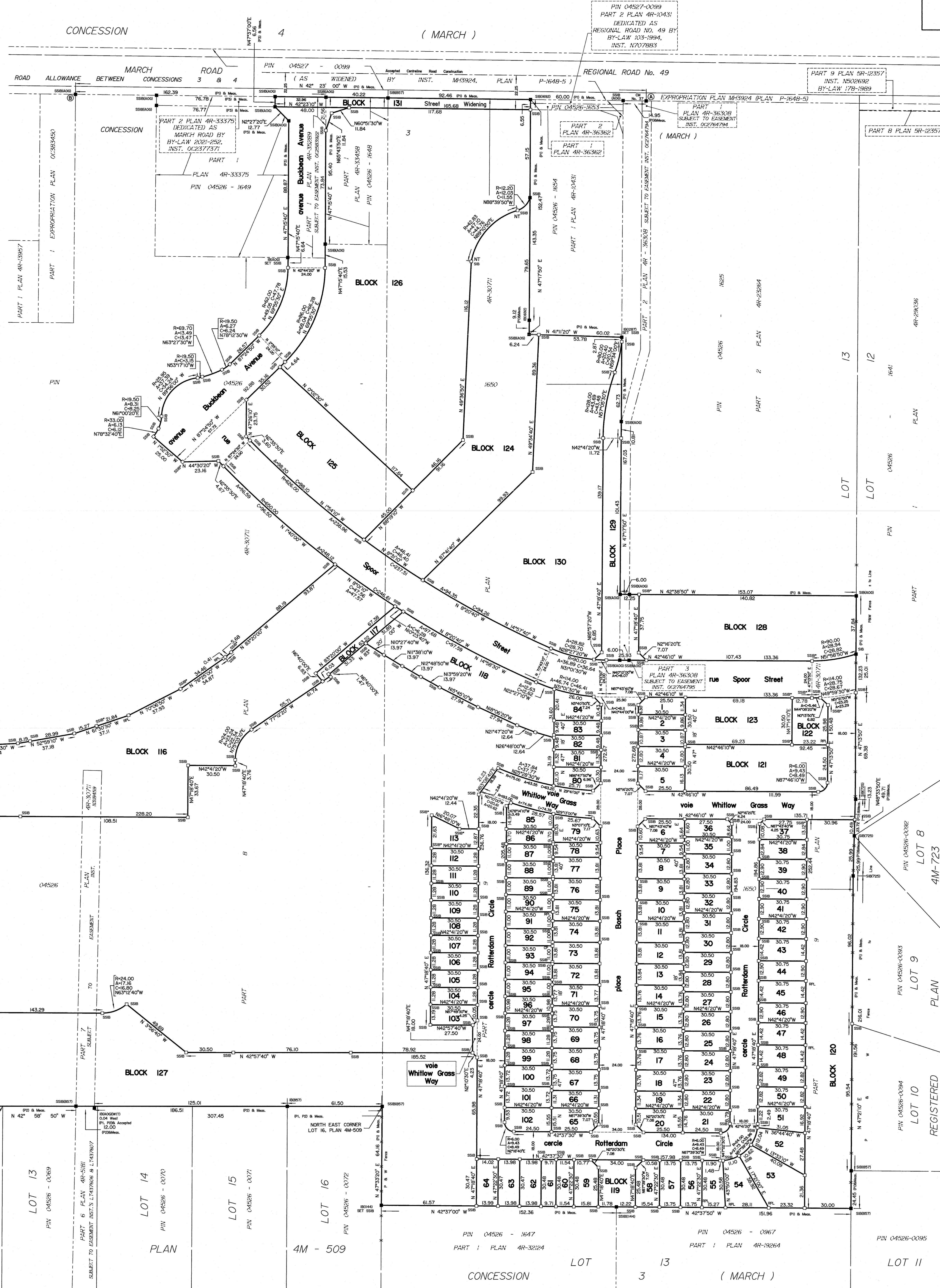
3.0 SITE PLAN APPLICATION – BLOCK 125 & BLOCK 130

The 4M Plan and the Site Plan for the Copperwood Flats development are included below. As described above, the Copperwood Flats development occurs within the footprint of the Copperwood Estate subdivision (Block 125 and Block 130 within the subdivision). As shown above in the Landscape Overall Plan, Block 125 and Block 130 occur on either side of the 40 m wide watercourse corridor for the realigned North Tributary. At the current time, Block 125 and Block 130 are devoid of trees and natural vegetation, due to the previously completed tree clearing, as well as the earthworks that have been undertaken to support the construction of the realigned North Tributary and the adjacent Stormwater Management Pond. At the time of writing, Block 125 and Block 130 predominantly consist of bare ground, recently excavated soils, and stockpiles associated with the construction works.

The Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) (MES 2019a), the Endangered Species Act (ESA) Permit, and the O.Reg. 153/06 Permit do not require any natural heritage features and/or trees to be retained within Block 125 and Block 130 following the completion of construction. As such, there are no existing and/or retained natural heritage features located within Block 125 and Block 130. As shown above in the Landscape Overall Plan, Blanding's Turtle exclusion fencing was to be installed at the edges of the 40 m wide watercourse corridor, thereby separating Block 125 and Block 130 from the watercourse corridor. The Blanding's Turtle exclusion fencing in the vicinity of Block 125 and Block 130 was installed in 2024.



CURVE SCHEDULE				
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
51	24.00	2.49	2.49	N00°17'00"E
52	24.00	12.04	11.92	N07°39'00"E
53	24.00	10.62	10.53	N05°19'30"W
54	24.00	11.10	11.00	N09°24'30"W
55	24.00	1.48	1.48	N44°53'00"W
79	193.00	25.67	25.65	N36°31'10"W
80	175.00	25.71	25.69	N39°32'40"W
84	114.00	26.00	25.94	N02°09'40"W
85	193.00	25.57	25.54	N28°28'10"W



APPROVED UNDER SECTION 51 OF THE PLANNING ACT
BY THE CITY OF OTTAWA
THIS _____ DAY OF _____, 20____

VIC CH. INTERIM GENERAL MANAGER
PLANNING, DEVELOPMENT AND
BUILDING SERVICES DEPARTMENT
CITY OF OTTAWA

PLAN 4M-
I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4
AT _____ O'CLOCK ON THE _____ DAY OF _____
AND ENTERED IN THE PARCEL REGISTER FOR
PROPERTY IDENTIFIERS
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. _____

This plan comprises all of PIN 04526-1648 and part of PIN 04526-1650.

Part of avenue Bouchard Avenue is subject to easement, inst. OC258392.
Part of Block 129 is subject to easement, inst. OC276495.
Part of Blocks 116 & 127 are subject to easement, inst. N315459.

PLAN OF SUBDIVISION OF
PART OF LOTS 13 AND 14
CONCESSION 3
Geographic Township of March
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:1000
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Survey
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them.
2. The survey was completed on the 18th day of December, 2024.

Date: Feb 12, 2025
T. Harwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-67882

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. Lots 1 to 113, both inclusive, Blocks 114 to 130, both inclusive, the Streets,
namely, place Bosch Place, avenue Bouchard Avenue, circle Rotterdam
Circle, rue Spoor Street and rue Whitlow Grass Way and the Street
Widening, namely, Block 131 have been laid out in accordance with our
instructions.
2. The Streets and Street Widening are dedicated to City of Ottawa as public
highways.

Dated the _____ day
of _____, 2025
Shawn Mahindra
CU Development Inc.
I have authority to bind the corporation.

Dated the _____ day
of _____, 2025
John McDougall
CU Development Inc.
I have authority to bind the corporation.

NOTES AND LEGEND
—○— denotes Survey Monument Planted
—■— denotes Survey Monument Found
SIB Standard Iron Bar
SIBS Short Standard Iron Bar
RPL Rock Plug
CC Cut Cross
CP Concrete Pin
CM Concrete Monument
IB Iron Bar
S Survey Monument (0.3 Long)
(WIT) Witness
CLF Chain Link Fence
BF Board Fence
(AOG) Annis, O'Sullivan, Vollebakk Ltd.
(P1) Plan 4M-30711
(P2) Plan 4M-29563
(P3) Plan 4M-33375

All planted survey monuments are 18" unless otherwise noted.
Distances shown on curved limits are Arc distances unless otherwise noted.

Distances shown on this plan are ground distances and can be converted
to grid distances by multiplying by the combined scale factor of 0.99999998.

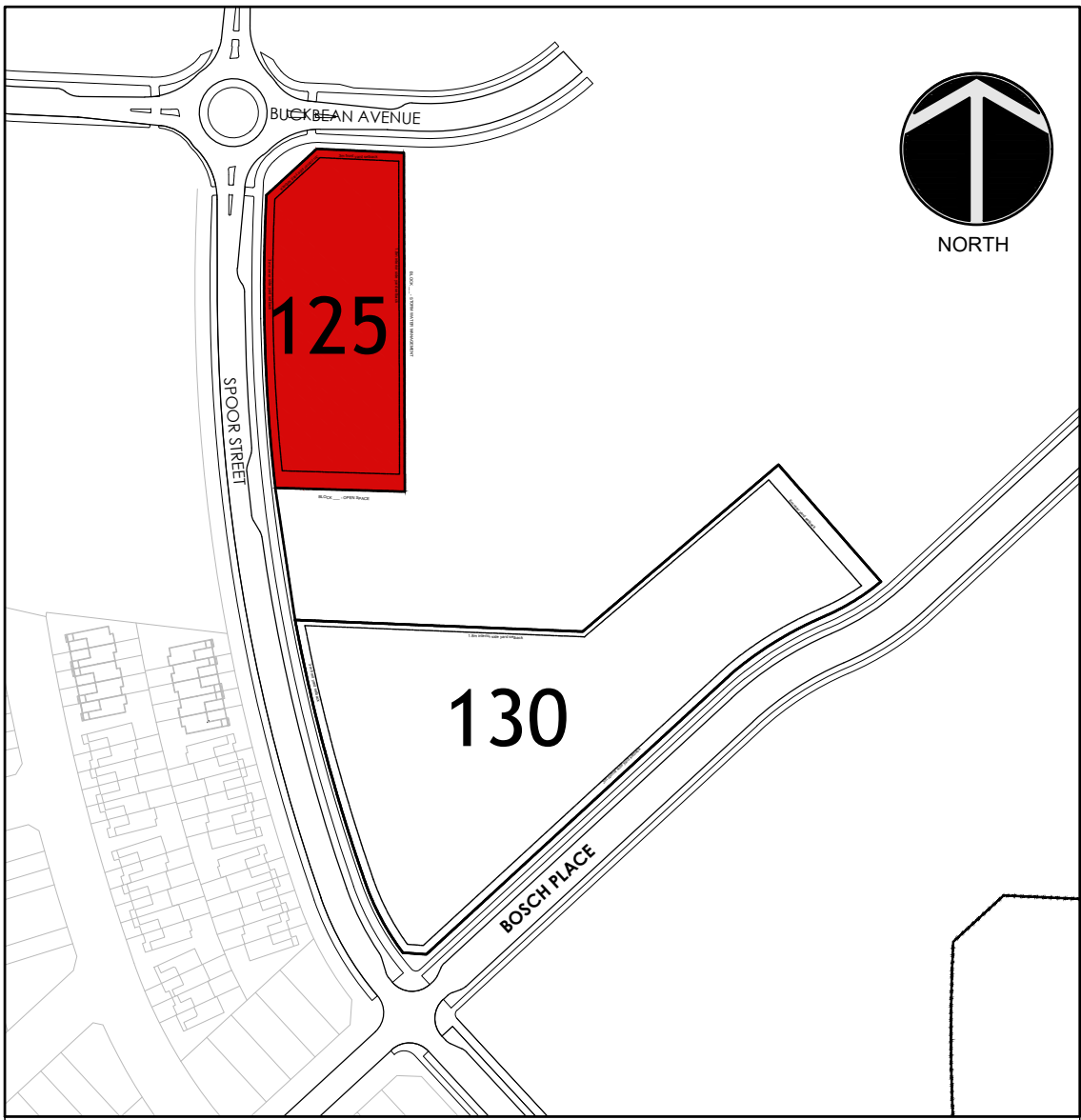
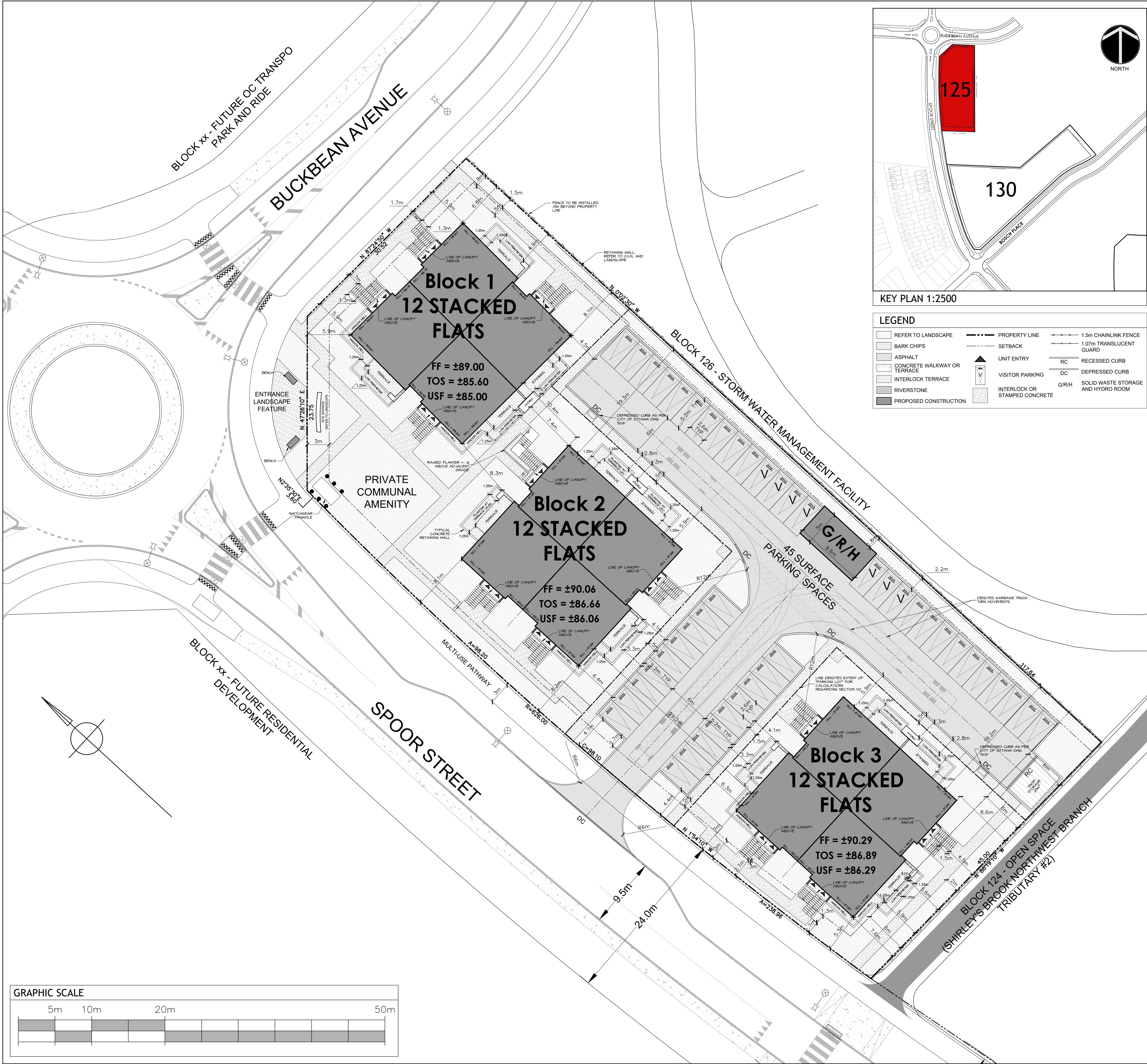
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS
observations referenced to Specified Control Points 019188007 and
01918791051, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS
observations referenced to Specified Control Points 019188007 and
01918791051, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

• 019188007 Northing 5025507.89 Easting 351533.87
• 01918791051 Northing 5025550.51 Easting 343533.72
• Point A Northing 5025503.53 Easting 343537.92
• Point B Northing 5025336.83 Easting 349078.50

Caution: Coordinates cannot, in themselves, be used to re-establish
corners or boundaries shown on this plan.



KEY PLAN 1:2500

LEGEND

	REFER TO LANDSCAPE		PROPERTY LINE		1.5m CHAINLINK FENCE
	BARK CHIPS		SETBACK		1.07m TRANSLUCENT GUARD
	ASPHALT		UNIT ENTRY		RC RECESSED CURB
	CONCRETE WALKWAY OR TERRACE		VISITOR PARKING		DC DEPRESSED CURB
	INTERLOCK TERRACE		INTERLOCK OR STAMPED CONCRETE		G/R/H SOLID WASTE STORAGE AND HYDRO ROOM
	RIVERSTONE				
	PROPOSED CONSTRUCTION				

LOCATION MAP



SITE DATA - BLOCK 125

SITE STATISTICS (# OF UNITS, GROSS BUILDING AREA, GROSS FLOOR AREA)

BLOCK 1	12 UNITS	447m ² (GBA)	1341m ² (GFA)
BLOCK 2	12 UNITS	447m ² (GBA)	1341m ² (GFA)
BLOCK 3	12 UNITS	447m ² (GBA)	1341m ² (GFA)
TOTAL	36 UNITS	1,341m ² (GBA)	4023m ² (GFA)

LOT COVERAGE

TOTAL LOT AREA:	5,503m ²
TOTAL GROSS BUILDING AREA:	1,376m ²
TOTAL LOT COVERAGE	25%

TOTAL VEHICULAR SURFACE AREA:	1,408m ²
TOTAL LOT COVERAGE	25.6%

TOTAL SOFT LANDSCAPE AREA:	1,690m ²
TOTAL LOT COVERAGE	30.7%

TOTAL HARD LANDSCAPE AREA:	1,029m ²
TOTAL LOT COVERAGE	18.1%

LANDSCAPING PROVISIONS FOR PARKING LOTS [SECTION 110, 1]

TOTAL PARKING LOT AREA:	1,950m ²
TOTAL LANDSCAPED PARKING AREA:	542m ²
TOTAL PARKING LOT COVERAGE	27.8%

MIN. WIDTH OF LANDSCAPE BUFFER FOR LOT CONTAINING MORE THAN 10 BUT FEWER THAN 100 SPACES

SOLID WASTE STORAGE & DISPOSAL

REQUIRED	PROVIDED
GARBAGE STORAGE (0.231/UNIT) = 8.316yd. (3x 3yd. BINS)	GARBAGE STORAGE (3x 3yd. BINS)
FIBRE STORAGE (0.062/UNIT) = 2.23yd. (1x 3yd. BIN)	FIBRE STORAGE (1x 3yd. BIN)
G.M.P. STORAGE (0.018/UNIT) = 0.65yd. (1x 2yd. BIN)	G.M.P. STORAGE (1x 3yd. BIN)
GREEN WASTE STORAGE 1x240L CONTAINER	GREEN WASTE STORAGE 1x240L CONTAINER

AMENITY AREA [SECTION 137, TABLE 137, (6)]

REQUIRED	PROVIDED
PRIVATE AMENITY AREA: 36 DWELLING UNITS x 6m ² = 216m ²	PRIVATE AMENITY AREA: 36 UNIT TERRACES x 8.6m ² = 310m ²
COMMUNAL AMENITY AREA: (50% of 216m ²) = 108m ²	COMMUNAL AMENITY AREA: (COMMUNITY PARK) = 156m ²
TOTAL AMENITY AREA: 324m ²	TOTAL PROVIDED: 466m ²

ZONING STATISTICS

ZONING: R4Z[2818]-h - RESIDENTIAL FOURTH DENSITY ZONE, SUBZONE Z
URBAN EXCEPTION 2818, HOLDING PROVISION

DWELLING TYPE: PUD - 36 STACKED FLATS	REQUIRED	PROPOSED
SETBACKS		
FRONT YARD	3m	5.9m
INTERIOR SIDE YARD	1.8m	6.8m
CORNER SIDE YARD	3m	5.3m
REAR YARD	6m	7.6m
MIN. LOT WIDTH	18m	45m
MIN. LOT AREA	1400m ²	5,503m ²
MAX. BUILDING HEIGHT	15m	11m
PLANNED UNIT DEVELOPMENT (SECTION 131)		
MIN. WIDTH OF PRIVATE WAY	6.0m MIN.	6.0m
MIN. SETBACK TO PRIVATE WAY	1.8m MIN.	4.5m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	7.4m
MAX. HEIGHT OF COMMUNAL GARBAGE BUILDING	4.5m MAX.	4.5m
MAX. AREA OF COMMUNAL GARBAGE BUILDING	200m ² MAX.	35m ²
ACCESSORY BUILDINGS (SECTION 55/SECTION 131)		
INTERIOR SIDE YARD SETBACK	1.8m MIN.	1.8m
MAX. ACCESSORY BUILDING AREA	200m ²	48m ²
MAX. ACCESSORY BUILDING HEIGHT	4.5m	4.5m
PERMITTED PROJECTIONS (SECTION 65)		
TABLE 65 (5)(b)(i)(2)	N/A MAX PROJECTION	1.5m
	.6m MIN FROM LOT LINE	1.7m
	2.0m MAX PROJECTION	0.4m
TABLE 65 (6)(c)	1.0m MIN. FROM LOT LINE	5.6m

PARKING REQUIREMENTS - RESIDENTS

PARKING PROVISIONS - SECTION 101, Table 101 [Area D on Schedule 1A] + SECTION 102, Table 102 [Area D on Schedule 1A] + SECTION 111, Table 111A

BLOCK 125

REQUIRED	PROVIDED
36 RESIDENT PARKING SPACES (1 x 36)	38 RESIDENT PARKING SPACES
2 VISITOR PARKING SPACES (0.2 x 36)	2 VISITOR PARKING SPACES
43 PARKING SPACES TOTAL	45 PARKING SPACES TOTAL
0 BIKE PARKING	0 BIKE PARKING

SURVEY INFORMATION

PLAN OF SUBDIVISION OF PART OF LOTS 13 And 14
CONCESSION 3 Geographic Township of March
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd. 2024
14 Concourse Gate Suite 500, Nepean, ON K2E 7S6 - (613) 727-0850

*SUBJECT SITE IS IDENTIFIED AS BLOCK 125 ON THE PRELIMINARY 4M-PLAN *

CONSULTANTS

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OTTAWA, ON K1S 3K7

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GEOTECHNICAL
PATERSON GROUP
613-226-7381,
OTTAWA, ON K2E 7T9

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CONTACT:
SCOTT COVELL
TEL. 613 254-9643 EXT. 303
FAX. 613 254-5867

no.	date	revision
13	2025-03-21	ISSUED FOR SPA
12	2025-03-14	ISSUED FOR COORDINATION
11	2025-03-06	ISSUED FOR COORDINATION
10	2025-01-29	ISSUED FOR REVIEW
9	2025-01-23	ISSUED FOR COORDINATION
8	2025-01-16	ISSUED FOR COORDINATION
7	2024-11-27	ISSUED FOR REVIEW
6	2024-11-22	ISSUED FOR REVIEW
5	2024-09-04	SPA PH2 COMMENTS
4	2024-07-29	ISSUED FOR REVIEW
3	2024-07-16	ISSUED FOR REVIEW
2	2024-06-17	ISSUED FOR REVIEW
1	2024-05-30	ISSUED FOR REVIEW

no. date revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.



project title
COPPERWOOD FLATS
LOW-RISE STACKED DWELLINGS
1033, 1075, and 1145 MARCH ROAD

drawing title
PHASE 1 - BLOCK 125
SITE PLAN

drawn
TD/UD

date
APR 2024

scale
1:250



revision no.
#XX XXX

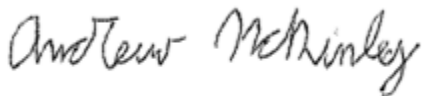
4.0 SUMMARY & CLOSURE

The Copperwood Flats development (e.g. the Site Plan Applications for Block 125 and Block 130) falls within the development area that was previously addressed by the natural heritage studies and regulatory approvals that have been completed for the Copperwood Estate subdivision. The monitoring and mitigation activities that have been undertaken to fulfill the regulatory requirements for the Copperwood Estate subdivision have included Block 125 and Block 130. The proposed Block 125 and Block 130 Site Plans fully conform to the recommendations of the Combined Environmental Impact Statement (EIS) & Tree Conservation Report (TCR) (MES 2019a), as well as the requirements of the Endangered Species Act (ESA) Permit and the O.Reg. 153/06 Permit. As such, there are no additional natural heritage concerns and/or regulatory requirements associated with the Site Plan Applications for the Block 125 and Block 130 development.

As described above, the purpose of this letter is to provide an updated description of the status of the regulatory approvals for the Copperwood Estate subdivision, as well as an updated description of the Site conditions. This letter has also been prepared to provide confirmation that the Site Plan Applications for the Copperwood Flats development are consistent with the natural heritage studies and regulatory approvals that have been completed for the larger Copperwood Estate subdivision. This letter report has been prepared as Combined EIS & TCR - Addendum #1. This letter is intended to be read in conjunction with MES (2019a), as well as the natural heritage-related regulatory approvals listed above. For brevity, all methods, results, descriptions of natural heritage features, mitigation requirements, and recommendations which were previously addressed in MES (2019a) are not reiterated in this letter.

We trust that the above information is sufficient. Please do not hesitate to contact the undersigned if you have any questions or require further information.

Sincerely,



Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



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ENVIRONMENTAL
SOLUTIONS

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