

1103936 Canada Inc.

Environmental Impact Statement Addendum

175 INLET PRIVATE



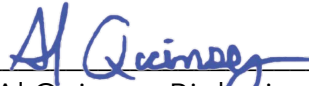
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14-Nov-2025 - Review 000



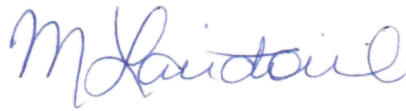
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Environmental Impact Statement Addendum

175 INLET PRIVATE



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Table of involved resources

In addition to the signatories of this report, the following individuals have also been involved in the study and writing of the report as technical experts within the project team:

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Amal Siddiqui	Biologist (B. Sc, M. Sc.), TCR

Revision History			
Revision No.	Reviewed by	Date	Description of the revision

List of Acronyms

BHA	Butternut Health Assessment
BHE	Butternut Health Expert
COSEWIC	Committee on the Status of Endangered Wildlife in Canada
CRZ	Critical Root Zone
EIS	Environmental Impact Statement
DBH	Diameter-at-breast Height
DFO	Fisheries and Oceans Canada
ECCC	Environment and Climate Change Canada
ESA	Endangered Species Act, 2007(Provincial)
FWCA	Fish and Wildlife Conservation Act, 1997 (Provincial)
NHIC	Natural Heritage Information Centre
MBCA	Migratory Bird Convention Act, 1994 (Federal)
MBR	Migratory Bird Regulation (2022) (Federal)
MECP	Ministry of Environment, Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry
OBBA	Ontario Breeding Bird Atlas
OP	Official Plan
SAR	Species at Risk (in this report they refer to species that are provincially or federally listed as endangered or threatened and receive protection under ESA or SARA)
SARA	Species at Risk Act (Federal)
SARO	Species at Risk in Ontario
SWH	Significant Wildlife Habitat
TCR	Tree Conservation Report

Definitions

SRANK Definitions

S1 Critically Imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.

S2 Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.

S3 Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure; uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 Secure; Common, widespread, and abundant in the nation or state/province.

? Inexact Numeric Rank—Denotes inexact numeric rank

SNA Not Applicable – A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

S#B Breeding

S#N Non-Breeding

SARA Status Definitions

END Endangered: a wildlife species facing imminent extirpation or extinction.

THR Threatened: a wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.

SC Special Concern: a wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.

SARO Status Definitions

END Endangered: A species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's ESA.

THR Threatened: A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.

SC Special Concern: A species with characteristics that make it sensitive to human activities or natural events.

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1. Introduction

11034936 Canada Inc. (Brigil), the Client, is planning to begin construction on the next phase of a residential development located at 8900 Jeanne d'Arc Boulevard North. Bowfin Environmental Consulting Inc. prepared combined Environmental Impact Statement and a Tree Conservation Report (TCR) (Bowfin, 2018) and later updated in 2019 (Bowfin, 2019). But as a few years have elapsed since the EIS was submitted an addendum has been requested (City Comment #18 from December 18, 2024). Note that Bowfin merged its practice with CIMA+ in 2022. Also note that while the Bowfin reports were for Towers 3-5b, Towers 3 and 4 are now constructed and Tower 5b is now referred to as Tower 6.

1.1 Purpose

The purpose of this report is to document the new information collected in 2025, documents the most recent site plan (Brigil, 2025), and update the avoidance and mitigation measures to current guidelines. The report is divided into four parts, introduction (including review of any changes), a review of legislations, site investigations, and updated avoidance and mitigation measures. A review and update to the potential endangered or threatened species and their habitats is found in Appendix A, the Official Plan (OP) schedules in Appendix B, and the addendum/responses to the City's comments on the Tree Conservation Report in Appendix C.

Petrie's Landing is located at 175 Inlet Private (formerly 8900 Jeanne d'Arc Boulevard North) in part of Lot 29, Concession 1 of Cumberland Ward in the City of Ottawa. The site is located to the north of Highway 174; approximately 6 km west of Cumberland, Towers 5 and 6 are depicted on Figure 1. For the purposes of this report, the following terminology is used:

- "Site" refers to the portion of the 175 Inlet Private property that will be physically impacted by the construction of Towers 5 and 6 and also represents the area of direct impact.
- "Project" refers to all works proposed for the development of Towers 5 and 6 (i.e., grading, lot creation, road creation, infrastructure)

The potential to impact the natural heritage features in the Site or in the adjacent lands (i.e., 120 m for natural heritage features, or as appropriate based on provincial requirements for species at risk (SAR)) were evaluated in the original EIS and this report has noted any changes to that impact assessment.

1.2 Summary of Project Activities

As described in the EIS/TCR (Bowfin, 2019), the development of the towers will include the following activities:

- Clearing of terrestrial vegetation (completed)
- Excavation, grading, and backfilling of upland habitat
- Installation of infrastructure and construction of Towers 5 and 6

Upon review of the newest site plans (Brigil, 2025), no changes to the Site are required. It is noted that the multi-use pathway (identified in the updated Bowfin report, in 2019) is no longer being considered.

1.3 Changes to Analysis of Impacts

The description of the natural environment and avoidance and mitigation measures from the previous EIS (Bowfin, 2019) remains largely appropriate. Additional considerations are provided for newly listed SAR and changes to the City of Ottawa's Official Plan. These are documented in Section 3.2.

1.4 Summary of Commitments

The commitments identified in the Bowfin EIS mostly pertain to the habitat and functions of the lands associated with the Ottawa River and the adjacent 30 m. These are not within the Site of Towers 5 and 6. The following is highlighted.

- Any temporary roads will be removed and the area rehabilitated (seeded with a seed mixture that contains native species that are locally appropriate).
- There will be no change in flow volumes or patterns from the existing conditions.
- Towers 5 and 6 are over 100 m from the Petrie Island Wetland Provincially Significant Wetland (PSW) and the water quantity and quality reaching the PSW will not be impacted by construction provided that appropriate measures are put in place to prevent erosion or the transportation of sediments downstream including the installation of sediment fencing (see Section 4).
- The vegetation along the west side of Towers 5 and 6 will not be further impacted and the area already disturbed matched that outlined in the Bowfin EIS. Protection of this area will be maintained with the installation of sturdy fencing along 100 m length; fencing is to be at least 1.2 m tall (as per TCR Mitigation Measures).

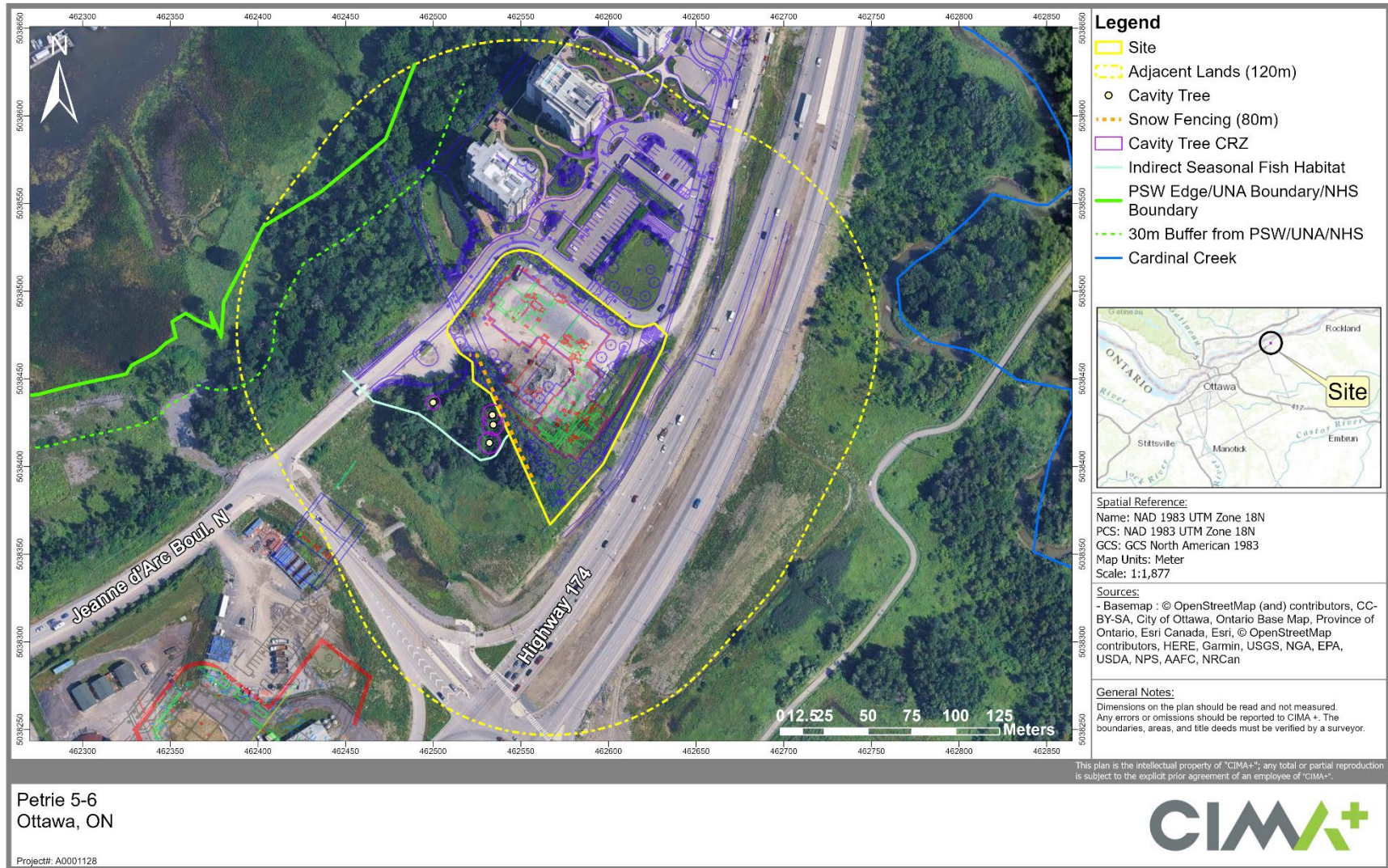


Figure 1: Site Plan, Adjacent Lands and Constraints Updated (2025)

2. Legislative Review

The Bowfin report was written in 2019, since this time there have been no changes to the *Fisheries Act*, *Species at Risk Act*, or *Fish and Wildlife Conservation Act*. There have been changes to the Endangered Species Act (ESA), Conservation Authorities Act, Migratory Bird Convention Act (MBCA). The latter through the introduction of the Migratory Bird Regulation (MBR). These changes are summarized here followed by changes to the City of Ottawa's Official Plan.

2.1 Endangered Species Act

Amendments to ESA are now in effect as part of Bill 5 (passed on June 05, 2025), and eventually the ESA will be replaced with the *Species Conservation Act, 2025* (SCA) (not yet in effect). The evaluation of presence in this report continues to follow the existing ESA guidelines established prior to June 5, 2025, as they remain in place and the SCA has yet to come into effect. For informational purposes, the changes to the application of the ESA as a result of Bill 5 remain unclear at the time of this report. MECP provided Interim ESA advice in June 2025 confirming the following (MECP, 2025):

- Species protection continues to extend to individuals for killing and harming, but not for harassment.
- Habitat protection will be limited:
 - For animals: the dwelling place and immediate surrounding area;
 - For plants, the critical root zone and as per personal communications with MECP, this is currently 18x the maximum dbh of the species.
 - For all other species, the area on which any member of the species directly depends to carry out its life processes.

Changes to species protected as SAR is documented in Appendix A.

2.2 Conservation Authorities Act

Conservation Authorities Act, R.S.O. 1990, c. C.27 Section 28 prohibits:

- Activities that straighten, change, divert or interfere with an existing channels or interfered, in any way, with a wetland;
- Development activities within the Mapped Regulated Areas, except for those exempt under O. Reg 41/24 (Prohibited Activities, Exemptions and Permits) in:

- Hazardous lands, Wetlands, Watercourses, Valleys, near shoreline of the Great Lakes – St. Lawrence River System, and inland lake that may be affected by flooding, erosion or dynamic beach hazards.

The application of this Act is provided on the maps of Regulated Areas maintained by individual conservation authorities. The regulated area limit across Inlet Private.

2.3 Migratory Birds Convention Act/Migratory Bird Regulation

The *Migratory Birds Convention Act*, while unchanged, has new *Migratory Bird Regulations* which only came into effect on July 30, 2022; a summary of this change is provided in the paragraph below. In addition, the list of potential endangered and threatened species and information on their habitats has also changed; this data is summarized in Appendix A.

The *Migratory Birds Convention Act, 1994* (MBCA) regulates the protection and conservation of migratory birds as populations and individuals. It also offers protection for nests containing a live bird or viable eggs for most migratory bird species. Schedule 1 under the Migratory Bird Regulations (2022) lists 18 species that may reuse nests and whose nests are protected year-round regardless of occupation, unless the nest has been reported and deemed abandoned after a waiting period. Species listed under Schedule 1 that occur in Ontario include great egret, great blue heron, cattle egret, green heron, snowy egret, black-crowned night heron, and pileated woodpecker. The Migratory Bird Regulations (2022) prohibit the disturbance, damage, or destruction of migratory bird nests or eggs. These prohibitions and regulations apply to any areas where migratory birds and their nests are found in Canada.

2.4 Official Plan - 2022

The City of Ottawa's Official Plan has been updated (2022), natural heritage features were reviewed and changes are outlined in Table 1. The Site is designated Neighbourhood (OP Schedule B8) with Greenspace present within the adjacent lands to the north across Inlet Private. There have been no significant changes to the overall boundary of natural features. A copy of the relevant OP Schedule is provided in Appendix B.

Table 1: Natural Features Identified Through Background Review and Site Investigations (up to 2019)

Natural Heritage Feature	Site	Adjacent Lands	Comments / Conclusions
Provincially significant wetland (PSW)	None	Petrie Island PSW is present within the adjacent lands. The Site is within 95 m of the PSW. It is on the opposite side of Inlet Private but is connected by the water feature.	No changes from previous EIS.

Natural Heritage Feature	Site	Adjacent Lands	Comments / Conclusions
Unevaluated wetland	None	An unevaluated wetland was identified on LIO 18 m to the north across Inlet Private. It is not identified on GeoOttawa and was not found during Bowfin's site investigations.	To be confirmed during 2025 site investigations. See Section 3.1.2
Habitat of endangered and/or threatened species	Potential for the presence of newly listed species (black ash and migratory SAR bats) within adjacent lands. Category 3 Blanding's Turtle habitat is present in the PSW and extends within to the site.		New have been SAR listed since 2019 and required additional information which was collected during 2025 site investigations (See Section 3.1.2). Any new avoidance and mitigation measures are included in Appendix A and Section 4.1
Significant woodlands	None	Candidate Significant Woodland present to the north across Inlet Private. The stand adjacent to Site is 0.5 ha, which is below the City of Ottawa's 0.8 ha requirement.	No change to previous EIS conclusions
Significant valleyland	None identified in the OP.		No change to previous EIS conclusions
Significant wildlife habitat (SWH)	Species-specific field investigations and assessment of SWH based on the <i>Significant Wildlife Habitat Ecoregion Criteria Schedule for 6E</i> were completed. No SWH was identified on Site.		To be confirmed during 2025 site investigations. See Section 3.1.2
Area of natural and scientific interest (ANSI)	The Petrie Island ANSI is the same feature as the Petrie Island PSW. Discussed above.		No changes from previous EIS.
Urban Natural Features	The Site was on the edge of the Urban Natural Area (UNA) #92 - Petrie Islands and Mainland based on the previous City of Ottawa OP; in the new Schedule C-11, the boundary is the same in relation to the Site. The Site is ~30m away from the boundary. The measures outlined for other features (wetlands, woodlands, fish habitat) applied to the UNA; no additional measures were identified.		No changes from previous EIS.
Natural Environment Areas	None	NHS Core Area surrounds the Site based on Schedule C-11.	Avoidance and Mitigation Measures from previous EIS are applicable to this feature (see in Section 4.4)

Natural Heritage Feature	Site	Adjacent Lands	Comments / Conclusions
Natural linkages and corridors	Ottawa River was identified as a Linkage Area on Schedule C-11.		Avoidance and Mitigation Measures from previous EIS remain applicable and are in Section 4.4
Groundwater features	None identified.		n/a
Fish habitat / Surface water features	None	Aquatic habitats included Ottawa River within 120 m of the Site. Ottawa River is permanent and direct fish habitat.	No change
Landform features	None		n/a

3. Site Investigations 2025 and Update to Evaluation of Natural Heritage Features

3.1 Site Investigations

The additional data collected on Site since the EIS (Bowfin, 2018) was largely to refresh to butternut inventory, which has a two-year shelf life, and ensure no newly listed species at risk (black ash) were present in or adjacent to the work area. The Site and adjacent natural habitat was also surveyed to ensure it remained similar to that described by Bowfin, identify any cavity trees (SAR bats/Pileated Woodpecker) present near the edge, and verify the fish habitat remained indirect.

3.1.1 Methods

The surveys focused on identifying potential breeding bird habitat such as raptor nests, or nests protected under the MBR as well as cavities suitable for SAR bat roosting. The raptor and heron nest survey consisted of searching for individuals or evidence of nesting (such as stick nests, food caches, whitewashing of branches and foliage, accumulation of feathers/fur, or prey remains on the ground or in shrubs).

For the Pileated Woodpecker, nests are protected year-round for three years since the date of last occupancy (MBR, 2022). Transects spaced 15 m apart were walked in suitable habitat. Trees larger than 25 cm dbh were scanned with binoculars for cavities. Suitable nests are round to teardrop-shaped, ± 12 cm high, and ± 9 cm wide (ECCC, 2023). If more than one such hole is present in a decaying tree, it will be considered a roosting cavity. A photograph was taken along with notes on cavity size, tree species, and tree health.

The survey focused on:

- Evidence of stick nests (i.e., active raptor nests)
- Evidence of pileated woodpecker nests (active or inactive)
- Trees with minimum diameter at breast height (dbh) of 50 cm and near watercourses (potential chimney swift, a SAR, habitat)
- Areas with many snags (potential red-headed woodpecker, a SAR, habitat)
- Cavity trees >10cm in diameter (potential SAR bat maternity habitat)

3.1.2 Results

The additional site visit was conducted on November 4, 2025, by Amal Siddiqui (B.Sc. Biology, Master of Forestry and Conservation) and Al Quinsey (B.Sc. Environmental Biology). Weather conditions were good (7°C, clear skies, and a fresh breeze (5)). The findings are:

- A single black ash over 8 cm in diameter was noted >30 m from the Site.
- Four dead cavity trees, all of which are outside of the Site.
 - Two were white pines and are in the late stages of decay (decay class of 6), with dbh of 55-60 cm. Their critical root zone (crz) (10x the dbh) is 6 m.
 - There were two other cavity trees but they, and their crz, were further from the edge of site and are not at risk of being impacted.
- Fish habitat remained disconnected from the Ottawa River at Inlet Private as it flows down a steep incline and the downstream end of the culvert empties onto rip-rap making it impassible for fish. This area remains indirect fish habitat and the water quality and quantity reaching the feature is to be maintained.
- No Pileated Woodpecker nesting trees were identified.
- No other potential SAR or their habitat were identified within the Site.
- The site investigations noted that larger trees had been cleared from within the City's 10 m wide easement overtop of a watermain. As a result, many of the larger trees identified in the Bowfin Report have been removed (See Appendix C).



Photo 1: Connection of Seasonal Indirect Fish Habitat from Site (Centre) with Downstream Direct fish Habitat

3.2 Update to Evaluations

As highlighted in Section 2, the goal of the 2025 site investigations was to confirm whether the were new SAR or habitat, continued absence of unevaluated wetlands, review the potential for woodlands, and to assess the presence of new significant wildlife habitat.

3.2.1 Endangered or Threatened Species

The site investigations confirmed the following:

- New potential SAR bat habitat within the adjacent lands, but not the Site.
 - Four candidate bat trees in the adjacent lands; the critical root zone (CRZ) of all four is outside of the Site. All four can be retained and are identified on Figure 1.
- Butternut remain absent from the Site and its adjacent lands.
- One black ash was noted >30 m from the Site. This individual and its habitat will not be impacted. The tree and its 30 m habitat are identified as a constraint on Figure 1.

No other potential SAR or their habitat were identified within the Site or adjacent lands.

3.2.2 Unevaluated Wetland

No unevaluated wetland habitat is present on the Site or in the adjacent lands. No change to the conclusions of the Bowfin EIS/TCR (Bowfin, 2019).

3.2.3 Significant Woodland

The potential for significant woodland was re-evaluated using the City of Ottawa's Significant Woodland – Guidelines for Identification, Evaluation, and Impact Assessment (City of Ottawa, 2022). The woodland adjacent to Site (0.5 ha) lacked the required size (0.8 ha) to be considered for significance. The woodland to the north across Inlet Private meets the size criteria but will not be impacted by this Project. The trees on the west side of the Site do not meet these minimum requirements. No change to the conclusions of the Bowfin EIS/TCR (Bowfin, 2019).

3.2.4 Significant Wildlife Habitat and Federally Protected Bird Habitat

No potential significant wildlife habitat or potential Pileated Woodpecker nesting trees were identified. No change to the conclusions of the Bowfin EIS/TCR (Bowfin, 2019).

3.2.5 Fish Habitat

Fish habitat remained disconnected at Inlet Private as it flows down a steep incline and the downstream end of the culvert empties onto rip-rap making it impassible for fish. This area remains indirect fish habitat and the water quality and quantity reaching the feature is to be maintained.

3.2.6 Conclusion

No new natural heritage features were identified within the Site. The avoidance and mitigation measures have been updated to include newer information received from the Ministry of Environment, Conservation and Parks (MECP) with respect to SAR.

4. Avoidance and Mitigation Measures – Updated 2025

The list of avoidance and mitigation measures from the Bowfin (2019) report has been included below and updated, as necessary, to follow current best practices. Measures associated with Towers 3 and 4 have been removed. These are based on the understanding of areas of impacts and construction methods outlined in Section 1.2 for Towers 5 and 6.

4.1 General

The following section provides recommendations that apply to multiple features (i.e., SAR, non-SAR, Significant Wildlife Habitat, etc.).

4.1.1 Construction

- No clearing of native vegetation is anticipated. Note that should this change, then note the following:
 - No removal of trees (10 cm in dbh or larger) without prior consultation with both Ministry of Environment, Conservation and Parks (MECP) (if they are potential SAR bat trees) and the City of Ottawa (Tree By-law).
 - Clearing of vegetation will be planned to avoid the active seasons of SAR turtles, birds and bats, and general birds. As such, should clearing of any type of vegetation be required, it will take place between **December 1 and March 30 (inclusive)**. If these timelines cannot be met, then additional consultation may be required and consideration for all applicable legislations will be required (i.e., Migratory Birds Convention Act, Migratory Bird Regulation, Fish and Wildlife Conservation Act, Endangered Species Act).
- During construction activities taking place between November 1 and March 31:
 - The natural habitat present on the west side is to be protected from erosion and sedimentation by a sediment fence. The design of this fence is to be adjusted to also serve as temporary exclusion fencing. The fencing will be properly countersunk and maintained to minimize turtles access into the work area during construction. This sediment fencing is, at a minimum, to include the west side of the Site. The provinces guidelines for fencing will be followed (i.e., Reptile and Amphibian Exclusion Fencing: Best Practices (OMNR, 2013) and will include the j-hook turn-arounds. Finally note, that the province updates its guidelines from time to time and they are typically published online: <https://www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing>.
 - Monitor (daily sweep) for wildlife if any are observed. If a fauna is observed:
 - All work that may harm the individual must stop and the worker should notify their supervisor.
 - Try to take a photograph but do not chase the individual in order to do so.
 - Allow individual to leave the area on their own watching, from afar, to ensure that it does not enter an area where it may come to harm.
 - If an individual has been impacted, the supervisor may need to contact outside agencies. Obtain advice from MNRF (for species protected by the Fish and Wildlife Conservation Act), and MECP (for SAR).
- Recommend clearing from east to west direction to allow wildlife the opportunity to leave the Site into the natural areas that are to remain.

4.1.2 Sensory Disturbances

Potential to impact SAR or other fauna during operations due to excess noise or lighting.

- Minimize work during the night. If this is not feasible:
 - Ensure that only the lighting needed to perform the work safely is installed and this lighting is focused on the work area (minimize lighting of sky or of natural features).
- Ensure that all equipment have the appropriate mufflers to reduce noise disturbances.

4.1.3 Erosion and Sediment Control

- No equipment is to move beyond the tree fencing that delineates the west edge of the Site.
- An erosion and sediment control plan will be developed by contractor and implemented prior to any work within 30 m of the indirect fish habitat located on the west side of the Site.
 - Provide regular maintenance to the erosion and sediment control measures during construction. Contractor shall be responsible for ensuring that the erosion and sediment control measures are maintained and will monitor the water clarity downstream of the work area throughout the day and during rain events. Water quality is to meet the *Canadian Water Quality Guidelines for the Protection of Aquatic Life*. Monitoring for visible plumes outside of the work area is to be undertaken.
 - At a minimum, the erosion and sediment control plan will include the installation of sediment fencing along the top of the valley, and along the edge of the high water mark.
 - Additional materials (*i.e.* rip rap, filter cloth and silt fencing) will be readily available in case they are needed promptly for erosion and/or sediment control.
- Suspend activities that cause muddy environments during periods of heavy rains.
- Any stockpiles of soil or fill material will be stored as far as possible from the road ditches, river and tributary and protected by sediment fencing (minimum 30 m).
- The erosion control measures will not be removed until the banks are stabilized (*i.e.*, <20% exposed soil).

4.1.4 Contaminant and Spill Management

- All equipment working in or near the indirect fish habitat must be well maintained, clean and free of leaks. Maintenance on construction equipment such as refueling, oil changes or lubrication would only be permitted in designated area located at a minimum of 30 m from the channel in an area where erosion and sediment control measures and all precautions have been made to prevent oil, grease, antifreeze or other materials from inadvertently entering the ground or the surface water flow.

- Emergency spill kits will be located on the construction site. The crew will be fully trained on the use of clean-up materials to minimize impacts of any accidental spills. The area would be monitored for leakage and in the unlikely event of a minor spillage the project manager would halt the activity and corrective measures would be implemented.
- If a spill occurs:
 - Stop all work
 - Spills are to be immediately reported to the MECP Spills Action Centre (1800 268-6060). Note that under the *Fisheries Act* deleterious substance includes sediments.
 - Clean-up measures are to be appropriate and are not to result in further harm to fish/fish habitat.
 - Sediment-laden water will be removed and disposed of appropriately.
- No construction debris will be allowed enter the natural features outside of the Site.
- Following the completion of construction, all construction materials will be removed from the construction site.

4.1.5 Other

- Machinery should be cleaned prior to arriving onto the construction site to prevent the potential spread of invasive species. Invasive species (i.e., Common Reed, buckthorn, honeysuckle) should be removed as appropriate for the species. See Ontario Invasive Plants Website for guidance <https://www.ontarioinvasiveplants.ca>.
- Dust suppression should consist of water.

4.2 Endangered and Threatened Species

There has been no significant change to the potential to impact protected endangered or threatened species.

NOTE: Measures outlined in **Section 4.1 and 4.3** also apply to the protection of SAR.

General:

- Endangered and Threatened species are protected and cannot be harmed, or killed and in some cases their habitats are also protected. These individuals will only be handled by qualified person and only if the individual is in imminent threat of harm. An authorization under the ESA 2007 would be required to handle individuals that are not in imminent threat of harm.
- If a SAR enters the work area during the construction period, any work that may harm the individual is to stop immediately and the supervisor will be contacted. No work will continue until the individual has left the area.

- Should an individual be harmed or killed then work will stop, and the MECP will be contacted immediately.
- Educate staff and contractors on the potential for SAR to be in the area and their significance, with a particular emphasis on the SAR listed as potentially occurring on the Site or in adjacent lands (Appendix A)
- Mitigation measures listed elsewhere in this report may also be applicable to this section.
- If a SAR is encountered, this information will be provided to the Natural Heritage Information Centre ([Report rare species \(animals and plants\) | Ontario.ca](https://www.ontario.ca/govt/report-rare-species)).
- No later than 1 year prior to construction, complete a review of this report to ensure that no new SAR or changes to legislation have occurred.

SAR Turtles:

- Educate construction workers of the potential for Blanding's Turtle to be present and that this is a protected species from harm and injury under the provincial Endangered Species Act. Ensure to inform workers that there is a high potential for the species to occur in this area.
- Educate workers, that Blanding's Turtle is known to travel far from aquatic habitats and as such, they are to perform a daily sweep of the work area when they first arrive on-site during the turtle active season (typically April 1-October 31 (MECP, no date); timing affected by weather conditions).
- Additional fencing is recommended around any stockpiles that might provide suitable nesting substrate (i.e. gravel, soil) to help prevent turtles from nesting in the work area. Note that should suspected Blanding's Turtle nesting occur, then stop all work and contact MECP or a biologist to follow appropriate procedures.

SAR Birds:

No SAR birds were found. No further clearing of natural habitat is anticipated.

- No impacts to federal SAR bird nests, or their eggs is permitted under the federal *Species at Risk Act*. If a federally listed bird species at risk nest is encountered, then work must stop until the young have fledged. If the nest/young have been harmed, then Environment Canada must be notified immediately for guidance.
- No impacts to provincial SAR bird nests or their eggs is permitted under the provincial *Endangered Species Act*. If a provincially listed bird species at risk is encountered, then work must stop and MECP contacted (sarontario@ontario.ca).
- Should a nest be discovered, stop all work that may disturb the birds (i.e. that cause the adults to fly off the nest) and contact a biologist or MECP or Environment Climate Change Canada, as appropriate for the species.

Bats:

No further clearing of natural habitat is anticipated, but there are several cavity trees nearby in the adjacent lands.

- Educate contractors by informing them that most bats in Ontario are protected.
- Ensure that tree fencing is installed, monitored and maintained.
- Should trimming of any woody vegetation be required, seek additional information to ensure bats are not impacted. Note at the time of writing, the active bat season is now considered to be April 1 to November 30, as such trimming of woody vegetation should take place between December 1 and March 31, inclusive.

Plants:

Black ash are present within the adjacent lands.

- The natural habitat within 30 m of the black ash will be protected with the tree fencing as outlined on Figure 1. Within the buffer there will be no:
 - Transport or operation of heavy equipment.
 - Placement of temporary facilities or temporary roads for the purpose of construction.
 - Excavation of soil or other substrates.
 - Storage of materials such as excavated soil, debris or construction materials.
 - Production of ruts or compacted soil.
 - Removal of vegetation in a manner that destabilizes soil.

4.3 Significant Wildlife Habitat / Linkages

There is no change from the EIS with respect to SWH and linkages, all functions were assumed to be present unless confirmed to be absent using the appropriate protocols. Those protocols have not changed.

- No Pileated Woodpecker nesting cavities were identified. Should one be discovered, contact Environment Climate Change Canada prior to any impacts (even outside of the active season).
- Ensure that appropriate wildlife exclusion fencing is installed. That described under the SAR turtle will be effective for SWH.

- Almost all breeding birds are protected under the MBCA and/or FWCA. The only species not protected are: American crow, brown-headed cowbird, common grackle, house sparrow, red-winged blackbird, and starling. It is prohibited to destroy or disturb an active nest of other birds, or to take or handle nests, eggs, or nestlings. In this part of Ontario, the newer SAR timing window is **April 1 to August 31**. Outside of this timing window, it is considered unlikely that birds would be nesting. Note, there are some birds (birds of prey, herons etc.) that do begin nesting earlier in the year. It should also be noted, that if an active nest is present before or after the above dates that it is still protected.
- There is a high potential for ground nesting birds (i.e., killdeer) to be present during construction. These prefer to nest on bare soil or gravel areas. Perform regular walks of the cleared areas looking for ground nesters. If any are present, then contact a biologist for guidance.
- Implement a strict speed limit of 15 km/h for vehicles during construction. The speed limit is to be posted.
- Almost all reptiles are protected by the FWCA. If a turtle nest is suspected, then flag a 10 m buffer to protect the nest. Contact MECP (for Endangered or Threatened species) and MNRF (all other species, including those listed as special concern).
- Do not flag bird nests as it attracts predators.

4.4 Urban natural Feature / Natural Heritage System Core Area / Provincially Significant Wetland / Area of natural and Scientific Interest / Fish Habitat

No change to the potential to impact the Petrie Island PSW, Ottawa River, Indirect Fish habitat, ANSI, or the Urban Natural Feature. The same measures identified for these features will also protect the OP 2022 identified Natural Heritage System Core Area. There are no direct impacts to these. Indirect impacts have been avoided through the measures outlined above.

4.5 Tree Conservation Report

Mitigation Measures for Trees to be Retained

The most typical construction damage to trees is root damage from compaction and severance. While the drip line of a tree's canopy is typically thought to be associated with the root area, the root zones can extend significantly beyond the drip line of the tree, sometimes up to 2 or 3 times the height of the tree. To protect trees, grade changes and construction activities that could cause soil compaction should generally be kept away from trees as much as possible.

In order to successfully preserve trees that are recommended for on-site retention, the following series of mitigation measures is recommended. These recommended measures largely center on the minimum CRZ of trees (The CRZ is calculated as DBH x 10 cm), as defined by the City's Tree Conservation Report Guidelines. The following measures are being recommended to protect the CRZ of all trees slated for retention and/or impact:

- A permit for the removal of trees that are 10 cm or larger in diameter is required from the City of Ottawa.
- The edge of the property should be clearly delineated on the site plans and in the field.
- Note that 4.5 m is the minimum setback from tree and foundation as per City's comments on soil sensitivity.
- Install Tree Protection Fencing prior to commencement of construction activities, and retain fencing until construction activities have been completed, as per City of Ottawa's Tree Protection (By-law No. 2020-340), Part VI.
 - Tree protection fencing shall be at least 1.2 metres in height and installed in such a way that the fence cannot be altered. It is to be installed no closer than the outer edge of the CRZ. Other such measures as required by the General Manager shall be implemented to protect the tree.
- Do not place any material or equipment within the CRZ of a tree.
- Do not raise or lower the existing grade within the CRZ of a tree.
- Do not extend any hard surface or significantly change landscaping.
- If the construction will have to encroach into a tree's minimum CRZ, installing a temporary layer of 150 mm deep partially composed wood chips mulch over the root zone can help to protect roots from compaction damage and conserve soil moisture levels.
- Equipment and materials should not be stored near trees
- Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.
- Do not attach any signs, notices, or posters to trees.
- Ensure that clearing is carried out only in areas where it is specifically required, and that the areas to be cleared are carefully and clearly delineated.
- Do not damage the root system, trunk, or branches of any tree; if any roots are encountered during excavation while working outside the CRZ, they should be cut off cleanly with sharp pruning tools rather than allow them to be torn by large equipment; clean cuts will help to minimize decay and entry points for disease.
- All exposed roots of trees to be retained should be covered in a minimum of 5 cm of firm soil within 24 hours of exposure.
- Where pruning is needed, it should be kept to thinning cuts (no major limb removal).
- Crowns should be monitored and maintenance carried out for two (2) years after root pruning to remove any dieback under the direction of a Certified Arborist or Registered Forester.

- If branches are likely to hang in the way of passing equipment, the branches should be pruned by a Certified Arborist or Registered Forester to avoid tearing and undue injury to the tree.
- All pruning work must be performed under the supervision and guidance of a qualified tree professional in accordance with the latest ANSI A300 Pruning Standards and best management practices identified by the International Society of Arboriculture.
- Any landscape plans will include native species as much as possible. Exceptions would only be made based on the advice of landscape consultant. It is our understanding that the plantings of native trees and shrubs is typically not an issue, but that herbaceous vegetation can often not withstand the pressures from road maintenance etc.

5. Environmental Impact Statement Conclusion (2025)

The proponent would like to complete construction on the remaining two towers. The proposed works includes the grading, excavation, and building of the towers and infrastructure. No changes to the Site have occurred.

The background review and site investigations found did not identify any new natural heritage features within the area to be developed.

All of the impacts can be mitigated through the use of common mitigation measures and no residual negative impacts to the natural environment are anticipated as a result of the development of Towers 5 and 5. This development can proceed as planned.

6. Study Limitations and Constraints

CIMA+ completed diligent and reasonable research in the conduct of this evaluation, with respect to the recognized laws and standards of practice.

The facts presented in this report are strictly limited to the period of investigation. The conclusions presented in this report are based on the available information and documents, the observations made during the site visit and the information obtained from communications with various contacts. The interpretation presented in this report is limited to this data.

CIMA+ is not responsible for erroneous conclusions due to voluntary abstention or the non-availability of pertinent information. Any opinion expressed in relation to legal or regulatory conformity is technical and should not be, in any case, considered as legal advice.

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A

Appendix A Potential Endangered or Threatened Species

Endangered and Threatened Species and their Habitat

Endangered and threatened Species at Risk (SAR) are protected under the provincial *Endangered Species Act, 2007*. The federal *Species at Risk Act (SARA)* applies only to fish species on private land. Most birds, including SAR, also receive protection from *Migratory Bird Convention Act, 1994*, and/or *Fish and Wildlife Conservation Act, 1997*. Together, provincially, and federally protected species are referred, herein, as SAR. The lands within the study area include provincial and private lands and as such, the evaluation of presence was complete following the province's guidelines.

A list of potential endangered and threatened species was compiled using various sources. The NHIC database provides information available to the public on those SAR documented as occurring within the general area (i.e., ± 5 km), including the Site. It should be noted that not all information for all species is available to the public. Furthermore, the absence of a record does not necessarily indicate that the species is absent from the area. The purpose of the NHIC database is to help determine what species may occur within the Site. The background review included looking at the list of birds observed as part of the Ontario Breeding Bird Atlas (OBBA) and any SAR species listed on these lists were considered as potentially occurring within the site. Added to this list were species that often occur within the general area based on personal experience or observations. The resulting list includes 18 SAR, which included 1 newly listed bird (Short-eared Owl), 3 newly listed bats (Silver-haired Bat, Eastern Red Bat, and Hoary Bat), and 1 newly listed plant (black ash) (in table below). Note that following site investigations, this list of species and potential occurrence of them or their habitat was reviewed and adjusted.

For some species, the federal and/or provincial governments provide guidelines on what habitats should receive automatic protection. This is usually based on distances from known sightings or suitable habitat. Federally, the habitat is typically classed based on function and provincially it is either regulated or general habitat. Regulated habitat has detailed description and is prescribed in an Ontario Regulation. General habitat often splits the habitat needs into up to three categories, listed as Categories 1-3 with 1 being the most sensitive to disturbances. Note the exception with Butternuts where Category 1 individuals are least sensitive. In the table below, the candidate SAR for the Site are listed along with their habitat needs. Where guidance is provided by the government, this is used, to evaluate whether to bring the species forward to assessment. When there is no guidance available, the available literature is used to evaluate the suitability of the habitat on-site for that species.

List of Potential Endangered or Threatened Species and Identification of those Brought Forward

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat Guidelines	Evaluation	Brought Forward (Yes/No)
FISH							
Lake Sturgeon	<i>Acipenser fulvescens</i>	S2	END	No Status	Bottoms of lakes and large rivers. Adults are typically found in highly productive shoal areas of large rivers and large lakes. (COSEWIC, 2017). Provincially, this species receives only general habitat protection.	No aquatic habitat on Site, this species is considered absent.	No
American Eel	<i>Anguilla rostrata</i>	S1?	END	No Status	Near cover over muddy bottoms in lakes, ponds, rivers and creeks at depths <15 m; preferred water temperature range 16-19°C. (COSEWIC 2006)	No aquatic habitat on Site, this species is considered absent.	No
REPTILES							
Blanding's Turtle	<i>Emydoidea blandingii</i>	S3	THR	END	Shallow water, large marshes, shallow lakes, or similar water bodies (COSEWIC, 2016). Federal guidelines use a 2 km distance and bases the automatic protection on the occupancy and suitability of the habitat for nesting, overwintering and functional habitat (ECCC, 2018). Provincial guidelines provide general habitat protection to suitable habitat within 2 km of an occurrence when certain conditions are met (MECP, 2019).	No wetland habitat on Site, this species is considered absent.	No
BIRDS							
Short-eared Owl	<i>Asio flammeus</i>	S2N, S4B	THR	SC	Ground nesting bird preferring open areas such as grasslands, marshes and tundra (MECP, 2021). Provincially, this species receives only general habitat protection.	No grassland habitat on Site, this species is considered absent.	No

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat Guidelines	Evaluation	Brought Forward (Yes/No)
Chimney Swift	<i>Chaetura pelagica</i>	S4B, S4N	THR	THR	Cities, towns, villages, rural, and wooded areas. This species rarely utilizes trees; they prefer trees greater than 50 cm in diameter and that are within 1 km of waterbodies (COSEWIC 2007). Provincially, this species' protected habitat consists of Category 1 habitat, which is a human-made nesting/roosting feature or natural nesting/roosting tree cavity, as well as the area within 90 m of the natural tree cavity (MECP, 2017). No Category 2 or 3 habitats are outlined for this species (MECP, 2017).	No vertical cavities observed near Site in 2025 and no further clearing of large trees is required. This species is considered absent.	No
Bank Swallow	<i>Riparia riparia</i>	S4B	THR	THR	This species nests within vertical banks, with a preference for sand-silt substrate. Nesting sites more likely near open upland habitats. (COSEWIC, 2013). Provincially, the species protected habitat is the 50 m in front of a breeding colony's bank face and all suitable foraging habitat within 500 m (MECP, 2015).	No vertical banks present in or around the Site in 2025. This species is considered absent.	No
Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	Primarily in forage crops, and grassland habitat. It is sensitive to edge effects, size of habitat and areas with dense shrub vegetation or a litter layer deeper than a few centimeters (COSEWIC, 2010). Provincially, this species' protected habitat is the area extending 60 m from the nest as well as the 300 m of suitable habitat around the nest (MECP, 2013).	No grassland habitat on Site, this species is considered absent.	No
Eastern Meadowlark	<i>Sturnella magna</i>	S4B	THR	THR	Typically require larger grasslands but have been known to breed in habitats that were 1 ha in the United States. Usually, this species' defended	No grassland habitat on Site, this species is considered absent.	No

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat Guidelines	Evaluation	Brought Forward (Yes/No)
					territories consist of 2.8-3.2 ha of uncut meadow or field (OMNR, 2014). Personal observations of successful nesting habitat for this species in Eastern Ontario have not found any successful nesting pairs in habitats that were less than 5 ha, which is estimated to be this species' approximate area requirement (COSEWIC, 2011). Provincially, this species protected habitat is the area extending 100 m from the nest as well as the 300 m of suitable habitat around the nest (MECP, 2013).		
Henslow's Sparrow	<i>Ammodramus henslowii</i>	SHB	END	END	Tallgrass prairie, wet meadows, and coastal marshes. Has adapted to nesting in forb-dominated grasslands in old field sites. (COSEWIC, 2011). Critical habitat is not yet defined for this species under the federal recovery strategy or provincially (ECCC, 2010). Provincially, the protected habitat is 50 m from the nest and the area of continuous suitable habitat outside of Category 1 (MECP, 2021).	No grassland habitat on Site, this species is considered absent.	No
MAMMALS							
Little Brown Myotis	<i>Myotis lucifugus</i>	S4	END	END	Females establish summer maternity colonies, often in buildings or large-diameter trees. Foraging occurs over water, along waterways, and forest edges. Overwinter in cold and humid hibernacula (caves/mines) (COSEWIC, 2013). Critical habitat has not yet been defined by the province.	No suitable hibernacula present in the area (no crevices or entrances to bedrock). No suitable maternity roost habitat is present within or adjacent to the Site	Yes

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat Guidelines	Evaluation	Brought Forward (Yes/No)
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	END	Older (late successional or primary forests) with large interior habitat and snags that are in the mid-stage of decay. They prefer intact interior habitat and are sensitive to edge habitats (Menzel et al. 2002, Broders et al. 2006, SWH 6E Ecoregion Criterion Schedule). Critical habitat has not yet been defined by the province.	for Eastern Small-footed Myotis or Northern myotis. There is a potential for Little Brown Myotis and the three migratory species to have maternity habitat adjacent to the site.	
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	No Status	Roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. The recovery strategy for the eastern small-footed myotis indicates that the preferred maternity habitat of this species consists of open rock habitats and that it doesn't use old buildings. In the winter, these bats hibernate, most often in caves and abandoned mines (Humphrey, 2017). Critical habitat has not yet been defined by the province.	There also remains the potential for any bat species to utilize individual trees adjacent to site as day-roosts or the buildings. A bat exit survey was completed for the buildings, and none were observed. As such, the four bat species are brought forward for day-roosts, and Little Brown Myotis for potential maternity habitat.	
Tri-colored Bat	<i>Perimyotis subflavus</i>	S3?	END	END	Females establish summer maternity colonies, often in buildings or large-diameter trees. Foraging occurs over water, along waterways, and forest edges. Overwinter in cold and humid hibernacula (caves/mines). (COSEWIC, 2013). Critical habitat has not yet been defined by the province.		
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	S4	END (as of 2025)	No Status	Females establish summer maternity colonies in large diameter trees (COSEWIC 2023). They also use buildings as roosting sites. Critical habitat has not yet been defined. Provincially,		

Common Name	Scientific Name	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Preferred Habitat Guidelines	Evaluation	Brought Forward (Yes/No)
					hibernacula have a buffer of 200m. Buffers for maternity sites have not been established.		
Eastern Red Bat	Lasiurus borealis	S4	END (as of 2025)	No Status	Day roosts can be in a variety of deciduous and coniferous forest types, usually in trees but occasionally shrubs. Trees used as maternity roosts by both species tend to be large diameter and tall (COSEWIC 2023). Both migrate south to hibernate in the southern United States (COSEWIC 2023).		
Hoary Bat	Lasiurus cinereus	S4	END (as of 2025)	No Status			
VASCULAR PLANTS							
Butternut	Juglans cinerea	S2?	END	END	Found in a variety of habitat types but grows best on well-drained fertile soils in shallow valleys and on gradual slopes (COSEWIC, 2017). The federal recovery strategy does not outline critical habitat for this species. Provincially, butternuts are assessed and categorized based on the amount of canker. These categories are outlined in Section 6.	Suitable habitat and the Site are well within the range for this species. Inventories valid for 2-years. Previous inventories completed by Bowfin and that completed by CIMA+ in 2025 did not identify any on or around site, this species is considered absent.	No
Black Ash	Fraxinus nigra	S4	END	No Status	Swamps, bogs, and riparian areas, occasionally poorly drained upland areas (COSEWIC 2018).	Present within the adjacent ;lands >30m from site.	Yes

Table Updated: November 2025

SRANK Definitions

S2 Imperiled, imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.

S3 Vulnerable, Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure, Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S#S# Range Rank, A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

? Inexact Numeric Rank—Denotes inexact numeric rank

S#B Breeding

SARO Status Definitions

END Endangered: A species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's ESA.

THR Threatened: A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.

SARA Status Definitions

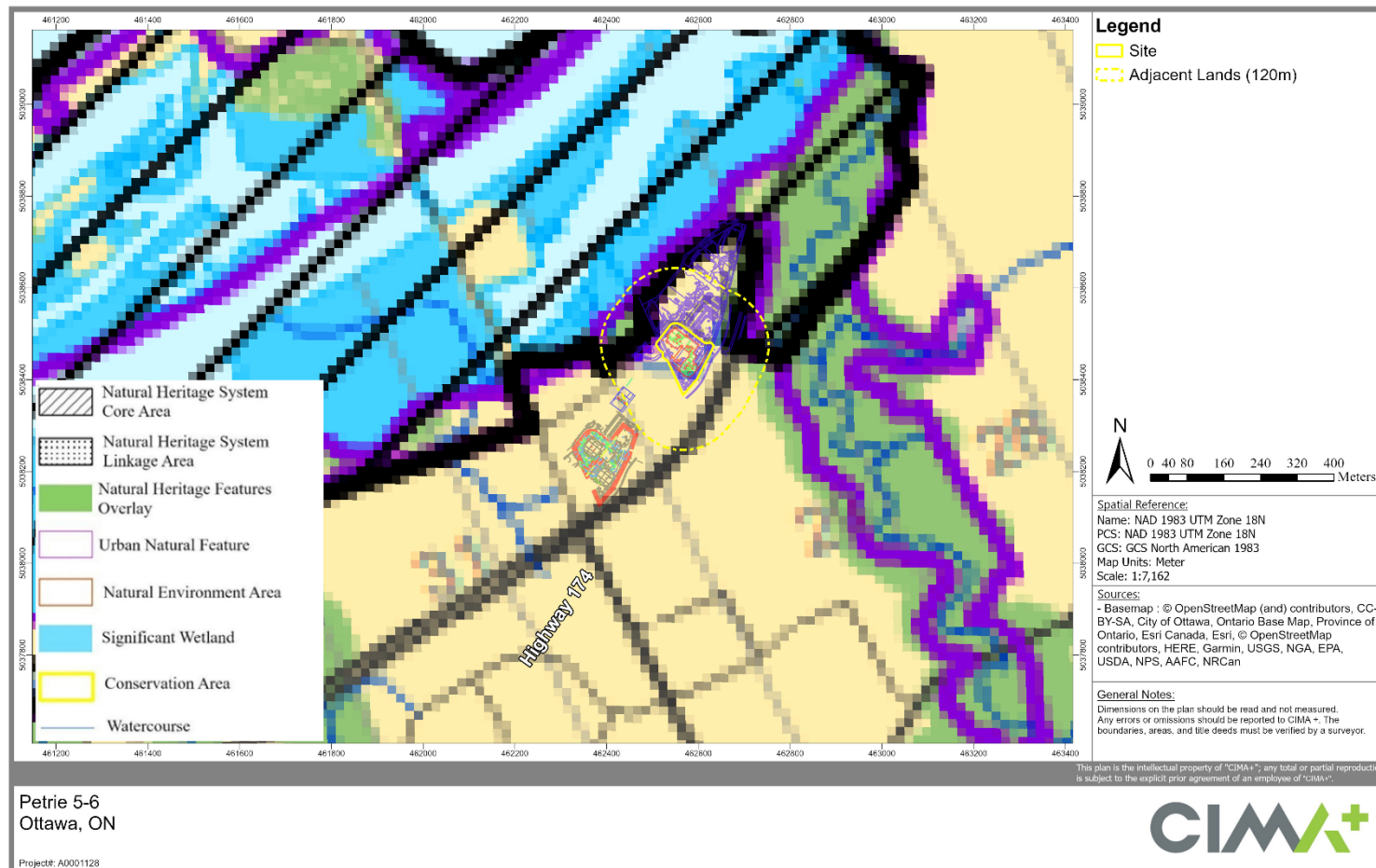
END Endangered, a wildlife species facing imminent extirpation or extinction.

THR Threatened, a wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.

B

Appendix B Official Plan Mapping

City of Ottawa Official Plan Schedule C-11b



C

Appendix C Tree Conservation Report Addendum and Maps

14 November 2025

By e-mail: anthonyjohnston@brigil.com

Anthony Johnston
Brigil
98 Rue Lois
Gatineau QC J8Y 3R7

Subject: 175 Inlet Private - Petrie's Landing Towers 5 and 6 - Addendum to Tree Conservation Report (TCR)

O/Ref.: A0001128

Introduction

CIMA+ was retained by 110394936 Canada Inc. (Brigil) to prepare an addendum to the Tree Conservation Report (TCR) completed in 2018 and updated in 2019 by Bowfin Environmental Consulting Inc. (Bowfin) for the planned development of Towers 5 and 6 at 175 Inlet Private. Note that the previous TCR included Towers 3 and 4, which are now constructed. Also note that Bowfin merged with CIMA+ as of 2022.

This addendum seeks to confirm the findings of the original Tree Conservation Report (Bowfin, 2018) and to answer the City of Ottawa comments dated December 18, 2024. This addendum is specific to the area to be impacted for Petrie's Landing Towers 5 and 6 (previously 5a and 5b) which is hereafter referred to as the Site. This report follows the *City of Ottawa Tree Conservation Report Guidelines* (City of Ottawa, 2021).

Site Location & Description

The Site is approximately 0.8 ha of disturbed area consisting primarily of bare soil and/or gravel. It is situated west of the existing towers, south of Inlet Private and north of Regional Road 174 in the City of Ottawa, Ontario. As the Site was cleared for the construction of previous towers, there were no natural heritage features present. A small, wooded area was present to the west of the Site, and was dominated by trembling aspen, followed by white pine and red maple. The understory was composed predominantly of common buckthorn.

Site Investigation Methods

A single site visit was undertaken on November 4, 2025, by Amal Siddiqui (B.Sc., Master of Forestry & Conservation, ISA Certified Arborist #ON-3332A with 3 years of experience) and Al Quinsey (B.Sc. Environmental Biology with 5 years of experience).

Trees over 10 cm diameter at breast height (dbh) were identified, measured, and matched with their most likely precedent based on the 2018 TCR and data. New trees meeting the size requirement were also inventoried. Information collected on the individual trees included:

- Species;
- Diameter at breast height (DBH);
- Location (UTM coordinates collected using a handheld GPS); and,
- Condition

Findings & Impact Assessment

The previous TCR (Bowfin, 2018) inventoried 34 trees along the western edge of the Site. In 2025, most of the inventoried trees had already been removed (Trees 1-16, 18-19, 21-22, 25-32, and 34). These trees were situated within the strip of land that is a City of Ottawa easement overtopping a watermain; as such, it is suspected that tree clearing took place by the City along this strip.

- The remaining trees and their associated Tree IDs based on the previous TCR are presented in Table 1.
- The interior of the wooded area still contained larger trees but were not inventoried, as their critical root zones (CRZ) were well outside the area to be impacted. The City of Ottawa defines the CRZ as 10x the dbh.
- Most individuals close to the western edge of the Site were too small to inventory (<10 cm dbh) and predominantly trembling aspen (Photo 1). Several dead and fallen individuals were noted.
- In addition to the trees identified for the TCR; 5 trees situated further to the west were identified for retention in the updated EIS (CIMA, 2025) and these have been included in Maps 1 & 2.
 - 4 cavity trees.
 - 1 black ash individual was observed over 30 m from the Site.



Photo 1: Edge of area to be impacted



Table 1: Trees Observed in 2025

Tree ID	UTM Coordinates	Species	DBH (cm)	Critical Root Zone (CRZ) (m)*	Health	Ownership	Action to be Taken
17	18T 462544 5038414	Trembling Aspen	18	1.8	Fair	Private (110394936 Canada Inc)	Retain
20	18T 462546 5038407		45	4.5	Good		
23	18T 462549 5038401		22	2.2	Good		
24	18T 462547 5038402		30	3	Fair		
33	18T 462551 5038394		12	1.2	Fair		
CT1	18T 462660 5038418	White Pine	55-60	5.5-6	Dead	City	
CT2	18T 462534 5038426	White Pine	55-60	5.5-6	Dead		
CT3	18T 462531 5038413	Unknown spp.	n/a	n/a	Dead		
CT4	18T 462499 5038437	Unknown spp.	n/a	n/a	Dead		

*CRZ is calculated as 10x the dbh, as per the City of Ottawa Tree Protection By-law (2020-340)

Mitigation Measures & Construction Management

It is understood that no more trees will be removed from the perimeter of the Site during construction. Detailed tree protection measures are included in the EIS update (CIMA+, 2025).

- Overall, the tree protection fencing recommended in the previous TCR will be suitable to prevent impacts to the wooded area.
- Fencing will be 1.2 m in height (minimum) with a total perimeter of 100 m along the east edge of the wooded area.

Conclusion

The City of Ottawa's Tree Protection By-law No. 2020-340 describes the rules that govern tree ownership in Ottawa and the responsibility of tree maintenance, including administration and enforcement. As per Part IV: Sections 42 – 44 Prohibition: No person shall injure or destroy a tree without a permit. Sections 45 to 48 - Application for tree permit stipulates the process to apply for a permit under this by-law.

No trees are planned to be removed at this time; however, should this change, then permits must be obtained from the City for the removal of any tree over 10 cm in dbh prior to construction.



Amal Siddiqui
Biologist / ISA Certified Arborist

11/25

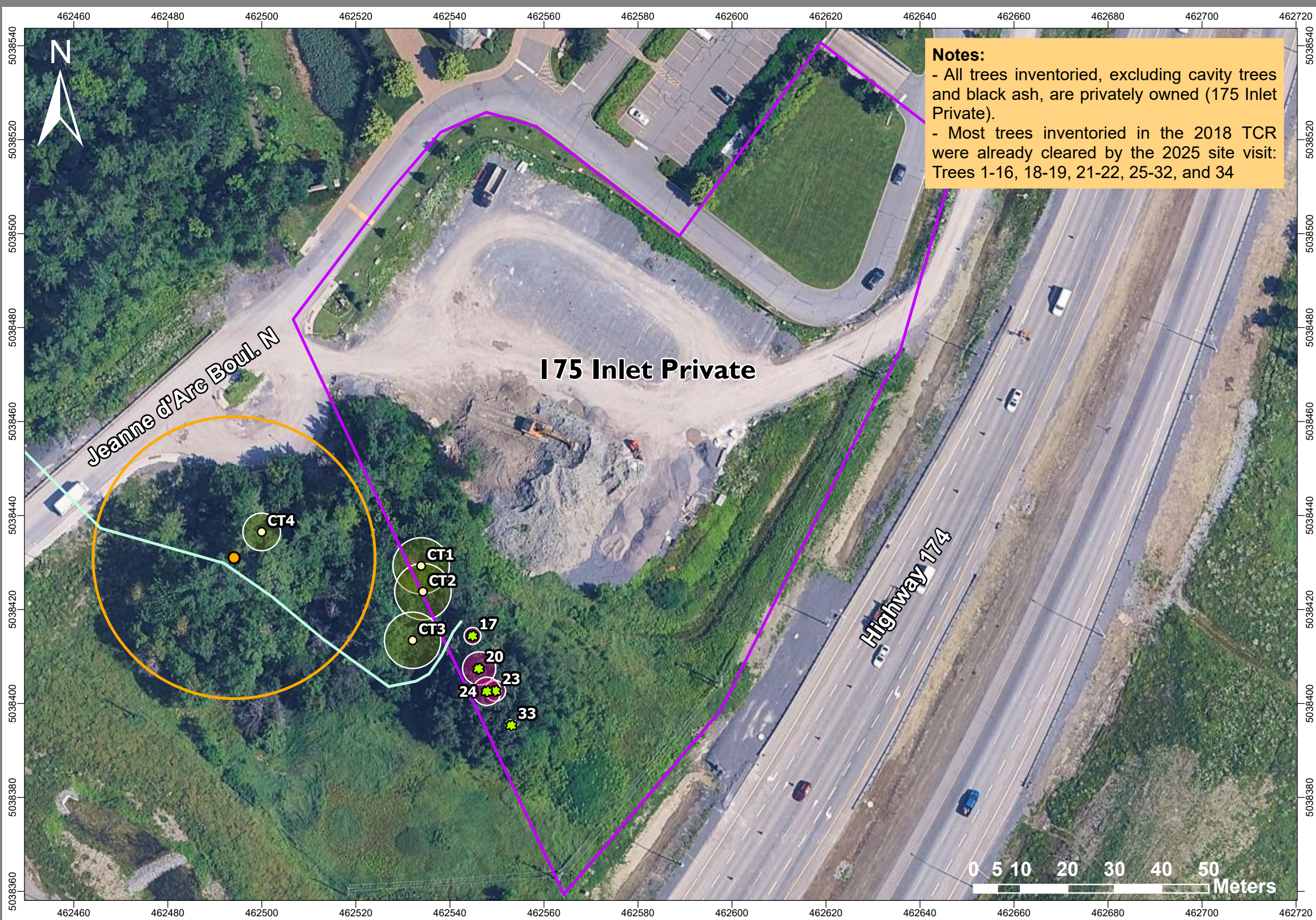
Encl.:

c.c.: Map 1
Map 2

References

Bowfin Environmental Consulting Ltd. (Bowfin). (2018). Environmental Impact Statement and Tree Conservation Report - Towers 3, 4 and 5a and 5b, 8900 Jeanne d'Arc Boulevard North. 111 pp.

CIMA+. (2025). Environmental Impact Statement Addendum – 175 Inlet Private. 22 pp + Appendices.



Legend

- Property Line (geoOttawa, 2025)
 - Black Ash
 - Black Ash Buffer (30m)
 - Cavity Tree
 - Cavity Tree CRZ
 - Indirect Seasonal Fish Habitat
- ### Individual Trees
- Tree Location
 - Critical Root Zone (m)

Spatial Reference:

Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:855

Sources:

- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA, City of Ottawa, Ontario Base Map, Province of Ontario, Esri Canada, Esri, © OpenStreetMap contributors, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, AAFC, NRCan

General Notes:

Dimensions on the plan should be read and not measured. Any errors or omissions should be reported to CIMA+. The boundaries, areas, and title deeds must be verified by a surveyor.

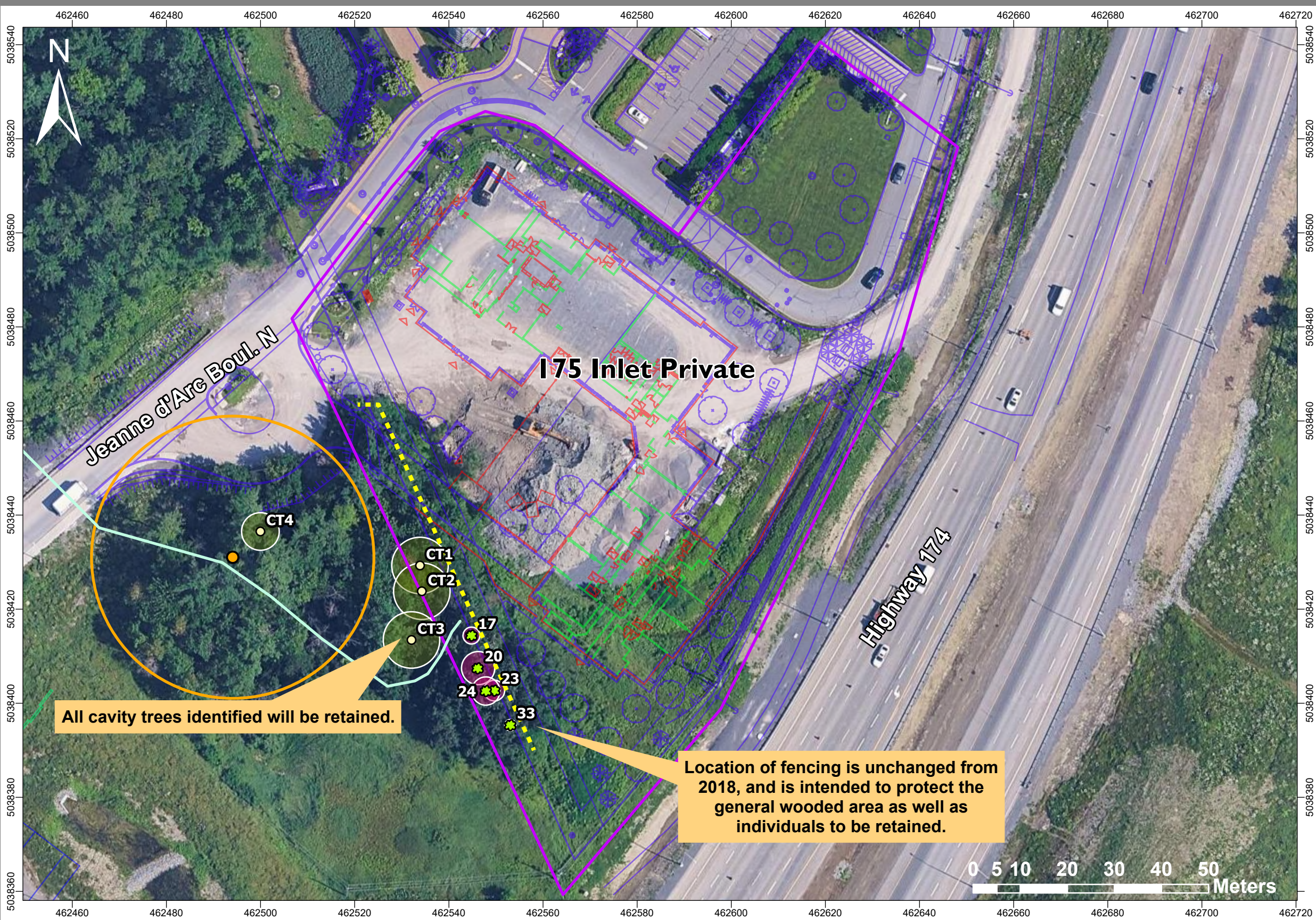
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Ottawa, ON

Project#: A0001128



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- Legend**
- Property Line (geoOttawa, 2025)
 - Black Ash
 - Black Ash Buffer (30m)
 - Cavity Tree
 - Proposed Fencing
 - Cavity Tree CRZ
 - Indirect Seasonal Fish Habitat
- Individual Trees**
- Retain
 - Critical Root Zone (m)

Spatial Reference:
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