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

March 21<sup>st</sup>, 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)

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## 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 14<sup>th</sup>, 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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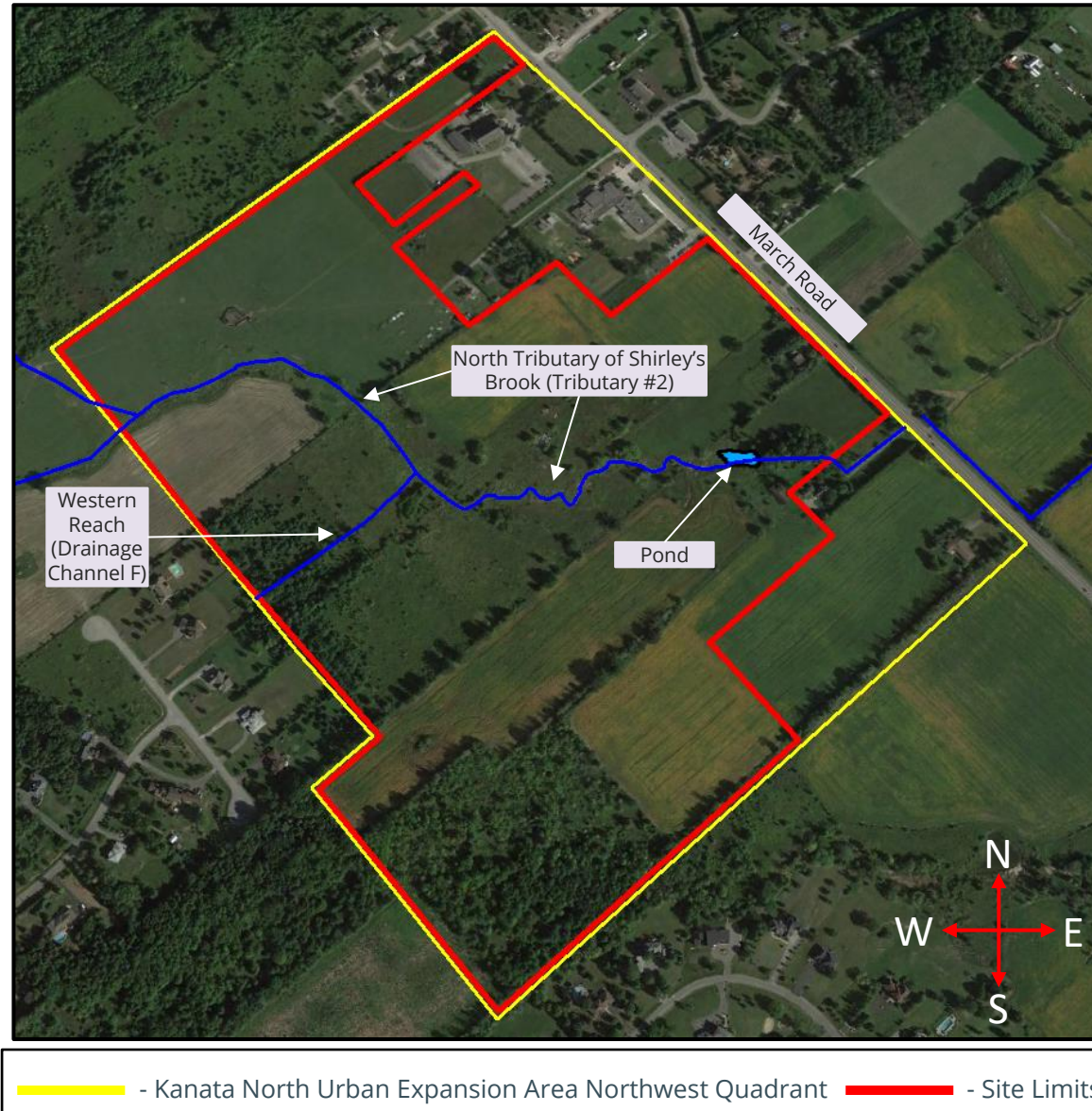
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# FIGURE 1: SITE OVERVIEW

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



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 15<sup>th</sup>, 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 15<sup>th</sup> and October 15<sup>th</sup> 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
<b>Coniferous Trees</b>								
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
<b>Deciduous Trees</b>								
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	24.0	21.0
<b>Deciduous Shrubs</b>								
6%	25	<i>Pteridium aquilinum</i>	Bracken Fern	1g	PT	100cm OC	0.8	1.5
6%	25	<i>Rhus aromatica</i>	Fragrant Sumac	0.6m HT	PT	100cm OC	2.0	2.0
5%	20	<i>Rhus typhina</i>	Staghorn Sumac	0.6m HT	PT	100cm OC	5.5	7.6
5%	20	<i>Rosa blanda</i>	Meadow Rose	0.6m HT	PT	100cm OC	1.8	1.8
7%	30	<i>Rubus occidentalis</i>	Black Raspberry	0.6m 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
<b>Coniferous Trees</b>								
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
<b>Deciduous Trees</b>								
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
<b>Deciduous Shrubs</b>								
5%	15	<i>Aronia melanocarpa</i>	Black Chokeberry	0.6m HT	PT	100cm OC	1.3	1.8
5%	15	<i>Rosa carolina</i>	Pasture Rose	0.6m HT	PT	100cm OC	1.0	3.0
5%	15	<i>Salix petiolaris</i>	Slender Willow	0.6m HT	PT	100cm OC	4.0	6.0
5%	15	<i>Sambucus racemosa</i>	Red Elderberry	0.6m 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

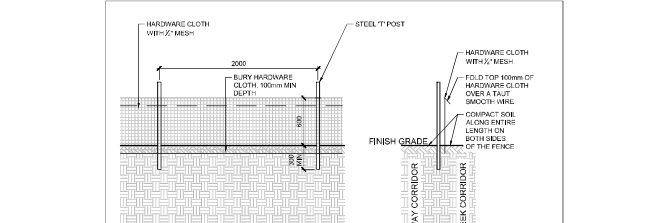
%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	HT	SPR
<b>Coniferous Trees</b>								
10%	144	<i>Picea glauca</i>	White Spruce	0.6m HT	PT	1.5m O.C.	20.0	8.0
10%	144	<i>Pinus strobus</i>	Eastern White Pine	0.6m HT	PT	1.5m O.C.	24.0	10.0
5%	72	<i>Thuja occidentalis</i>	Eastern White Cedar	0.6m HT	PT	1.5m O.C.	12.0	4.0
<b>Deciduous Trees</b>								
10%	144	<i>Acer saccharum</i>	Sugar Maple	1.2m HT	PT	1.5m O.C.	18.0	15.0
5%	72	<i>Betula papyrifera</i>	Paper Birch	1.2m HT	PT	1.5m O.C.	18.0	10.0
5%	72	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	1.2m HT	PT	1.5m O.C.	5.0	4.0
5%	72	<i>Juniperus nigra</i>	Common Juniper	1.2m HT	PT	1.5m O.C.	25.0	1.8
5%	96	<i>Myrica gale</i>	Sweet Gale	1.2m HT	PT	1.5m O.C.	1.3	1.0
5%	96	<i>Rosa carolina</i>	Pasture Rose	1.2m HT	PT	1.5m O.C.	1.8	3.0
5%	96	<i>Salix bebbiana</i>	Bebb's Willow	1.2m HT	PT	1.5m O.C.	5.0	10.0
5%	96	<i>Salix candida</i>	White Willow	1.2m HT	PT	1.5m O.C.	2.0	1.3
5%	96	<i>Salix discolor</i>	Pussy Willow	1.2m HT	PT	1.5m O.C.	6.0	1.5
5%	96	<i>Salix exurgens</i>	Slender Willow	1.2m HT	PT	1.5m O.C.	4.0	6.0
5%	96	<i>Salix petiolaris</i>	Slender Willow	1.2m HT	PT	1.5m O.C.	3.0	3.0
10%	193	<i>Sambucus racemosa</i>	Red Elderberry	1.2m HT	PT	1.5m O.C.	3.0	2.4
10%	193	<i>Spiraea alba</i>	White Meadowsweet	1.2m HT	PT	1.5m O.C.	1.5	1.5
100%	1925							
<b>Deciduous Shrubs</b>								
10%	144	<i>Prunus serotina</i>	Black Cherry	1.2m HT	PT	1.5m O.C.	24.0	18.0
10%	144	<i>Quercus macrocarpa</i>	Burr Oak	1.2m HT	PT	1.5m O.C.	24.0	18.0
5%	72	<i>Quercus rubra</i>	Red Oak	1.2m HT	PT	1.5m O.C.	27.0	22.0
<b>Deciduous Shrubs</b>								
10%	144	<i>Prunus serotina</i>	Black Cherry	1.2m HT	PT	1.5m O.C.	24.0	18.0
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5%	72	<i>Quercus rubra</i>	Red Oak	1.2m HT	PT	1.5m O.C.	27.0	22.0
<b>Deciduous Shrubs</b>								
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	0.6m HT	BR	1.5m O.C.	2.1	1.8
5%	72	<i>Rhus typhina</i>	Staghorn Sumac	0.6m HT	BR	1.5m O.C.	3.0	3.0
5%	72	<i>Rosa blanda</i>	Meadow Rose	0.6m HT	BR	1.5m O.C.	1.5	2.0
5%	72	<i>Rubus occidentalis</i>	Black Raspberry	0.6m HT	BR	1.5m O.C.	2.0	2.0
5%	72	<i>Viburnum lentago</i>	Hannyberry	0.6m 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
<b>Coniferous Trees</b>								
5%	2	<i>Abies balsamea</i>	Balsam Fir	0.6m HT	PT	1.5m O.C.	20.0	8.0
5%	2	<i>Larix laricina</i>	Tamarack	0.6m HT	PT	1.5m O.C.	30.0	10.0
4%	35	<i>Picea mariana</i>	Black Spruce	0.6m HT	PT	1.5m O.C.	20.0	12.0
5%	44	<i>Thuja occidentalis</i>	Eastern White Cedar	0.6m HT	PT	1.5m O.C.	12.0	4.0
5%	44	<i>Thuja canadensis</i>	Eastern Hemlock	0.6m HT	PT	1.5m O.C.	21.0	10.0
<b>Deciduous Trees</b>								
15%	131	<i>Acer rubrum</i>	Red Maple	1.2m HT	PT	1.5m O.C.	15.0	12.0
5%	44	<i>Acer saccharum</i>	Silver Maple	1.2m HT	PT	1.5m O.C.	20.0	18.0
5%	44	<i>Alnus incana ssp. rugosa</i>	Spotted Alder	1.2m HT	PT	1.5m O.C.	6.0	4.5
15%	131	<i>Alnus viridis</i>	Green Alder	1.2m HT	PT	1.5m O.C.	12.0	3.0
5%	44	<i>Betula alleghaniensis</i>	Yellow Birch	1.2m HT	PT	1.5m O.C.	24.0	9.0
5%	44	<i>Populus balsamifera</i>	Balsam Poplar	1.2m HT	PT	1.5m O.C.	25.0	15.0
5%	44	<i>Populus grandidentata</i>	Largetooth Aspen	1.2m HT	PT	1.5m O.C.	20.0	6.0
5%	44	<i>Populus tremuloides</i>	Trembling Aspen	1.2m HT	PT	1.5m O.C.	15.0	7.0
5%	44	<i>Salix nigra</i>	Black Willow	1.2m HT	PT	1.5m O.C.	20.0	9.0
10%	87	<i>Tilia americana</i>	Basswood	1.2m 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'

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<b>Deciduous Shrubs</b>								
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10%	193	<i>Spiraea alba</i>	White Meadowsweet	0.6m 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.

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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.

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Gunsun, K., Dobson, D., Kinsch,

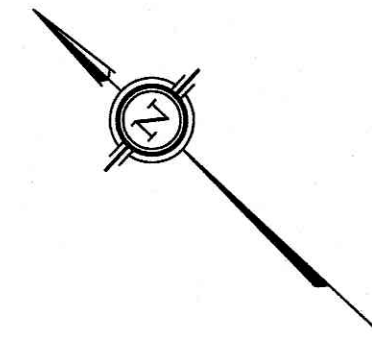


### 3.0 SITE PLAN APPLICATION – BLOCK 125 & BLOCK 130

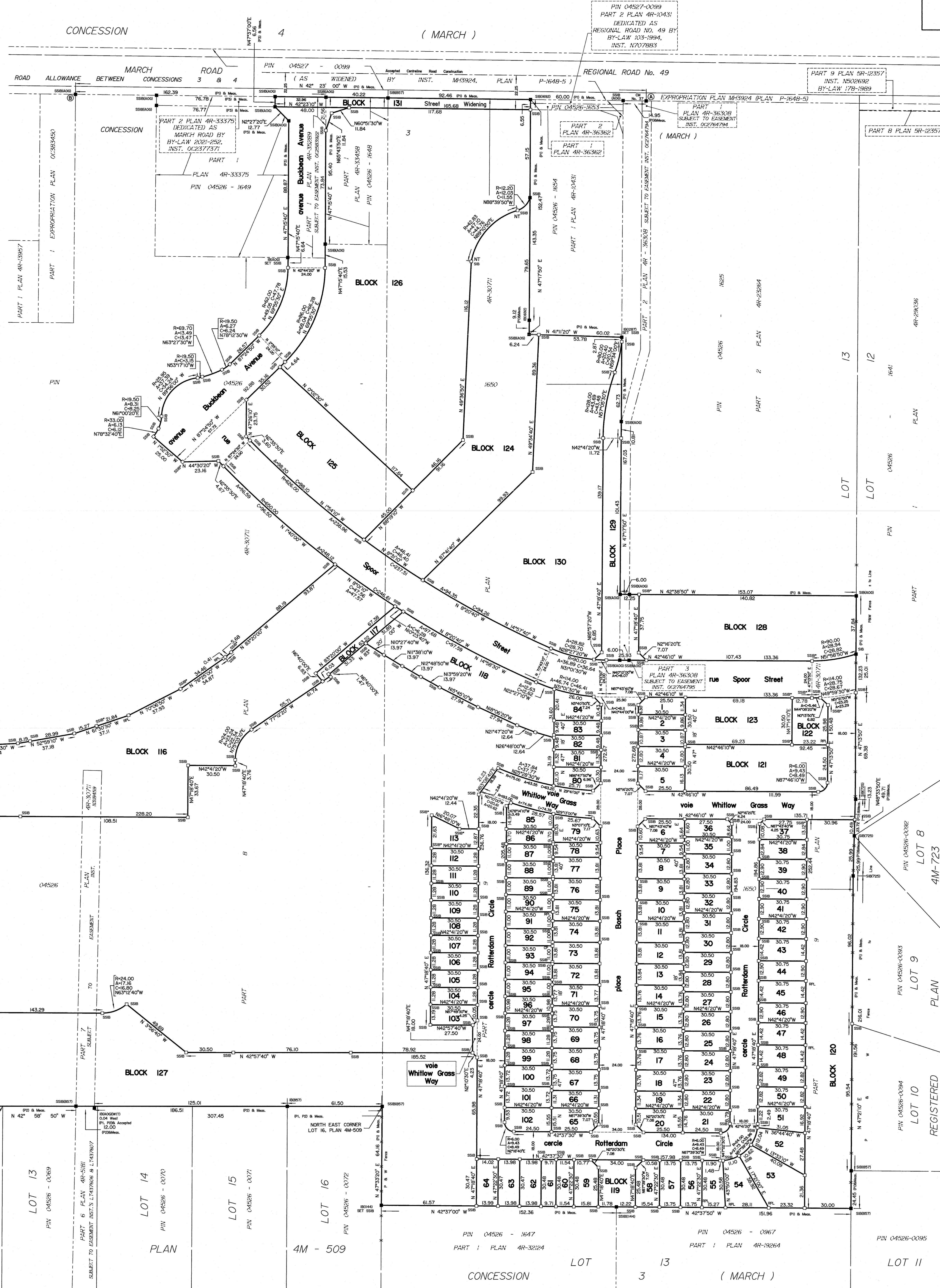
The 4M Plan and the Site Plan for the Copperwood Flats development are included below. As described above, the Copperwood Flats development occurs within the footprint of the Copperwood Estate subdivision (Block 125 and Block 130 within the subdivision). As shown above in the Landscape Overall Plan, 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	N32°39'40"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

REPRESENTATIVE FOR LAND REGISTRY

PLAN DOCUMENT NO. \_\_\_\_\_

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

**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. \_\_\_\_\_

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**  
I, \_\_\_\_\_, of \_\_\_\_\_, do hereby 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 the  
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 0.9999998.

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).

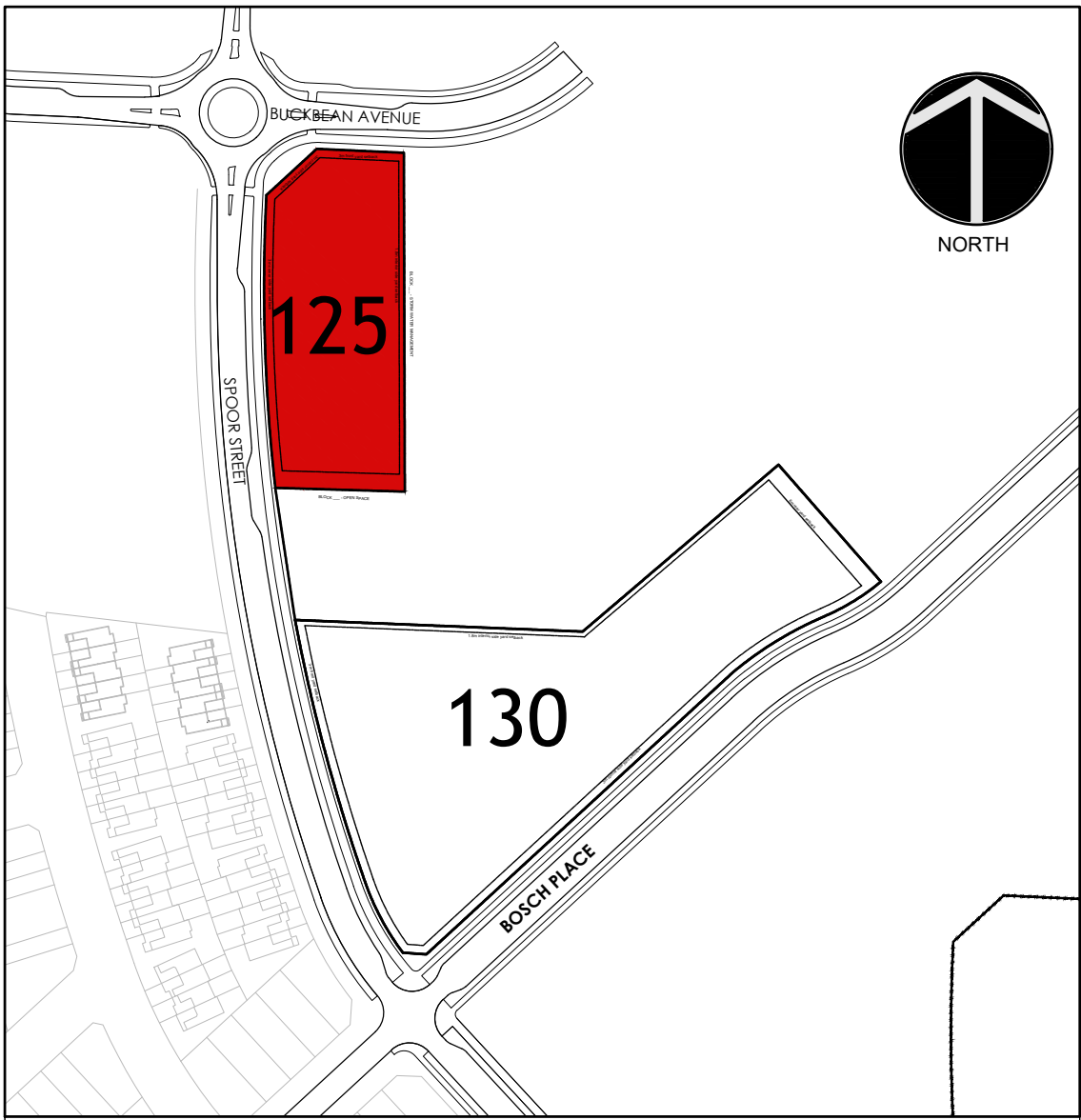
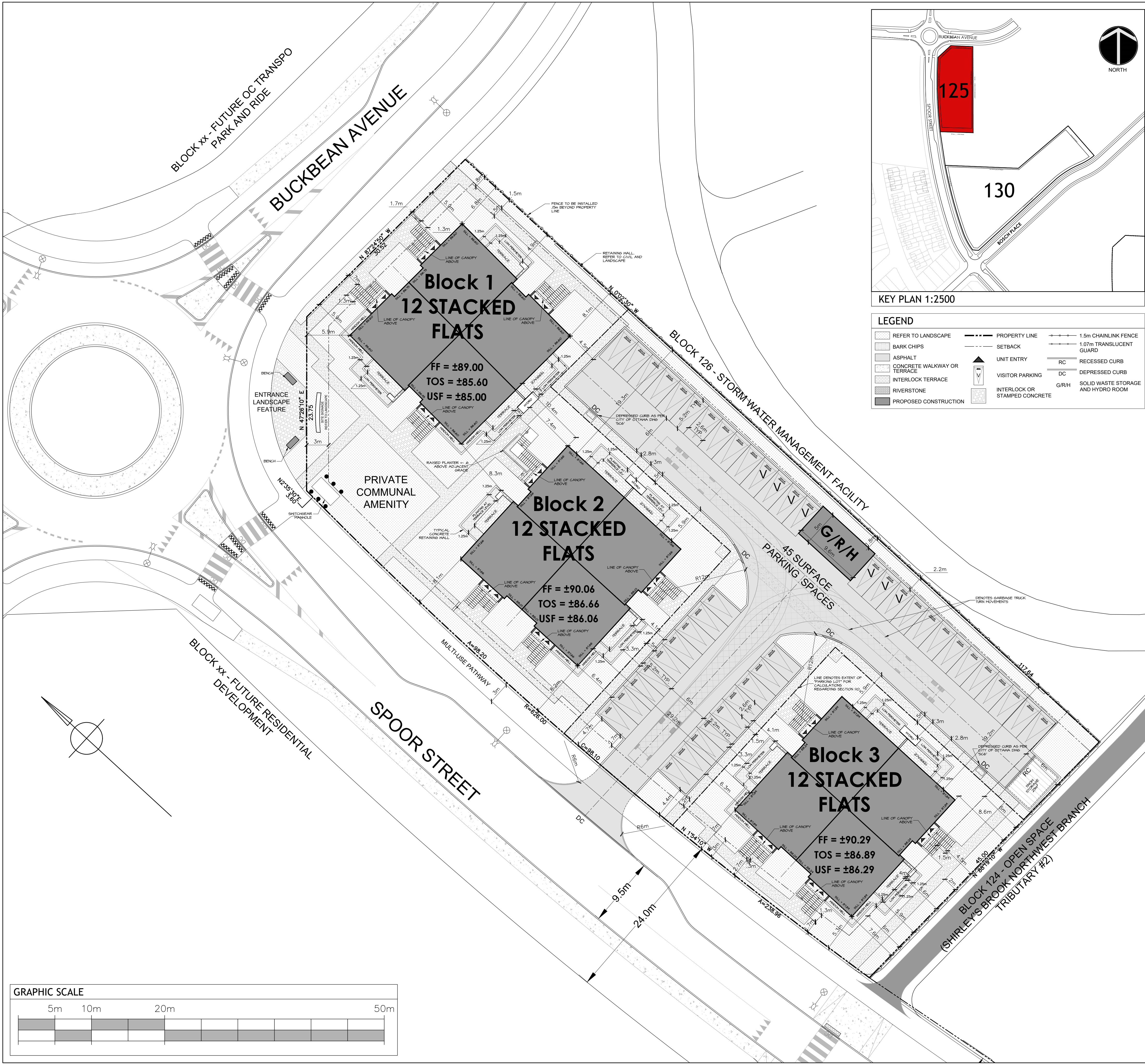
Coordinates are derived from Can-Net 2016 Real Time Network GPS  
observations referenced to Specified Control Points 019188007 and  
01918791051, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

• 019188007 Northing 5025507.89 Easting 351533.87  
• 01918791051 Northing 5025551.51 Easting 343533.72  
• Point A Northing 5025503.53 Easting 343537.92  
• Point B Northing 5025336.83 Easting 349078.50

Cautions: 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/RIH SOLID WASTE STORAGE AND HYDRO ROOM
RIVERSTONE		
PROPOSED CONSTRUCTION		



**SITE DATA - BLOCK 125**

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

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

**LOT COVERAGE**

TOTAL LOT AREA:	5,503m <sup>2</sup>
TOTAL GROSS BUILDING AREA:	1,376m <sup>2</sup>
TOTAL LOT COVERAGE	25%
TOTAL VEHICULAR SURFACE AREA:	1,408m <sup>2</sup>
TOTAL LOT COVERAGE	25.6%
TOTAL SOFT LANDSCAPE AREA:	1,690m <sup>2</sup>
TOTAL LOT COVERAGE	30.7%
TOTAL HARD LANDSCAPE AREA:	1,029m <sup>2</sup>
TOTAL LOT COVERAGE	18.1%

**LANDSCAPING PROVISIONS FOR PARKING LOTS** [SECTION 110, 1]

TOTAL PARKING LOT AREA:	1,950m <sup>2</sup>
TOTAL LANDSCAPED PARKING AREA:	542m <sup>2</sup>
TOTAL PARKING LOT COVERAGE	27.8%

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

1.5m (REQUIRED)	2.2m (PROVIDED)
-----------------	-----------------

**SOLID WASTE STORAGE & DISPOSAL**

<b>REQUIRED</b>	<b>PROVIDED</b>
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)]

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

**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
<b>SETBACKS</b>		
FRONT YARD	3m	5.9m
INTERIOR SIDE YARD	1.8m	6.8m
CORNER SIDE YARD	3m	5.3m
REAR YARD	6m	7.6m
<b>MIN. LOT WIDTH</b>	18m	45m
<b>MIN. LOT AREA</b>	1400m <sup>2</sup>	5,503m <sup>2</sup>
<b>MAX. BUILDING HEIGHT</b>	15m	11m
<b>PLANNED UNIT DEVELOPMENT (SECTION 131)</b>		
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 <sup>2</sup> MAX.	35m <sup>2</sup>
<b>ACCESSORY BUILDINGS (SECTION 55/SECTION 131)</b>		
INTERIOR SIDE YARD SETBACK	1.8m MIN.	1.8m
MAX. ACCESSORY BUILDING AREA	200m <sup>2</sup>	48m <sup>2</sup>
MAX. ACCESSORY BUILDING HEIGHT	4.5m	4.5m
<b>PERMITTED PROJECTIONS (SECTION 65)</b>		
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

<b>BLOCK 125</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
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**

**ARCHITECT**  
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OTTAWA, ON K1S 3K7

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FAX. 613-265-2005

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**GEOTECHNICAL**  
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DIR. 613 315-3039

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**CONTACT:**  
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FAX. 613 254-5867

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
project 2202.01	drawing no. <b>SP-1</b>	revision no. <b>#XX XXX</b>

ONTARIO ASSOCIATION OF ARCHITECTS  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
LICENCE 3049



## 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