Muncaster Environmental Planning Inc.

January 23, 2026

Ms. Melissa Brown
Silk Development Group Limited
40 Shields Court
Markham, ON
L3R 0M5

Dear Ms. Brown:

RE: 2505 and 2707 Solandt Road
Tree Conservation Report and Environmental Impact Study

This Environmental Impact Study (EIS) and Tree Conservation Report (TCR) assesses a wellness spa development proposed for an approximately 4.1 hectare site on the north side of Solandt Road, about 300 metres east of Legget Drive, in the Kanata North portion of the urban area of the City of Ottawa. The municipal addresses are 2505 and 2707 Solandt Road. The adjacent land use is dominated by existing business park developments, with The Marshes Golf Club to the north and east of the site. Shirley's Brook is within the northwest edge of the site. For the purposes of this report Solandt Road is considered to be in an east-west alignment.

A three-storey wellness facility is proposed for the site. The proposed development includes a personal service facility with a spa and restaurant within the main building and accessory buildings and outdoor amenity areas located west of the main building. Surface parking will be to the east of the main building (Map 2). The stormwater management strategy for the west portion of the site will include underground storage chambers complete with quality treatment (Novatech, 2026). The west portion will drain to Shirely's Brook via an existing dug stormwater channel in the middle of the site and through the golf course lands. The east portion of the site will have a combination of surface and underground stormwater storage. The east portion will drain to Pond 2 on the golf course lands, with Pond 2 providing water quality treatment.

Site Context

The site is in the northwest portion of the City of Ottawa's Urban Area, within the *Kanata North Economic District,* as shown on Schedule B5 of the City's Official Plan. There are no greenspace or other components of the City's Natural Heritage System on or adjacent to the site, as shown on Schedules B5 and C11-A. Unstable slopes, over thirty metres west of the proposed development area, along Shirley's Brook adjacent to the site are shown on Schedule C15 of the Official Plan, with organic soils mapped in the central portion of the site. No organic soils were identified for the site in the geotechnical study completed by GEMTEC (2026).

The site is not part of or adjacent to a natural area, as identified in the former Region's Natural Environment System Strategy or the Urban Natural Area Environmental Evaluation Study. The closest Urban Natural Area is the low-rated Banchory Woods, approximately 500 metres to the north of the site (Muncaster and Brunton, 2005). There are no Provincially Significant Wetlands or Areas of Natural and Scientific Interest in the vicinity of the site, with Shirley's Bay the closest such feature approximately two kilometres to the northeast. No unevaluated wetlands are mapped on geoOttawa for the site, with an area of unevaluated wetland mapped on the golf course approximately 65 metres to the east of the site.

The majority of the west portion of the site was treed in 2019, but cleared of trees except for the northwest portion adjacent to Shirley's Brook by 2021 (Photo 4). This northwest area was the only area of tree retention proposed in a 2020 EIS and TCR for the west portion of the current site. The east portion of the site is dominated by a parking lot (Photo 1), with a north-south City stormwater and sanitary easement and associated stormwater channel in the middle of the site (Photo 7). The site and adjacent lands were in agricultural use on 1976 aerial photography. A temporary relocation of Shirley's Brook was constructed in the northwest portion of the site as part of The Marshes Golf Club development. The temporary channel was out of service by 2002. The dry channel for this relocation remains visible on the site and supports purple loosestrife and spotted jewelweed, but it is not connected to any open channels and was dry during the field surveys.

Methodology

The Environmental Impact Study component of this report includes an assessment of the terrestrial and aquatic features, including the potential for specimen trees, significant woodlands, Species at Risk and fish habitat. Surveys of the site and adjacent lands were completed on November 7th, 2018 from 09:45 to 11:25, July 7th, 2019 from 06:35 to 08:30, and August 26th from 12:30 to 13:30. Weather conditions during the November survey included a light to moderate breeze, an air temperature of 12° C, and cloudy skies. The July 7th and August 26th surveys were completed under sunny skies, a light breeze, and air temperature of 18° C on July 7th and 27° C on August 26th. An updated survey was completed on August 26th, 2025 from 08:50 to 10:45 under partly sunny skies, a light to moderate breeze, and air temperature of 15° C. A detailed survey of the co-owned and adjacent woody vegetation was made on January 10th, 2026 under cloudy skies, calm winds, air temperature of 1° C and snow cover up to 5 cm.

The field surveys and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-seven years of experience in completing natural environment assessments. Michelle Muncaster assisted with the 2025 field survey and preparation of this report. The purpose of the Tree Conservation Report component is to establish which vegetation should be retained and protected on the site and to assess adjacent trees. The owner of the site is Wesley Clover International and the site is managed KRP Properties. It is proposed to remove remaining woody vegetation not identified for retention in 2026 before the breeding bird season.

Potential Species at Risk

The Ministry's Make a Map: Natural Heritage Areas website was reviewed again on August 25th, 2025. This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km squares including the site and adjacent areas (18VR22 - 81 and - 82). Three Species at Risk, bobolink, eastern meadowlark, and butternut, were identified in the search. Butternut is medium-sized tree found in a variety of upland habitats and is present in many areas of Kanata. The health of many butternuts is in decline due to the butternut canker, a fungus. No butternuts were observed on or within 25 metres of the site. Bobolink and eastern meadowlark utilize larger areas of grasslands, including hay fields. Larger areas of grassland such as hay fields are not in proximity to the site. The cultural meadows on the site contain too much woody vegetation and lack a sufficient grass component to provide suitable nesting habitat for these grassland species. The grassed areas associated with The Marshes Golf Club are cut too regularly to provide suitable nesting habitat. Species of special concern identified for the 1 km squares included snapping turtle, barn swallow, wood thrush, and eastern wood pewee.

The threatened Blanding's turtle is also known from the general area including South March Highlands and Kizell Pond to the west and Shirley's Bay to the east. Although no turtles were observed on or adjacent to the site, Shirley's Brook is considered an *occupied or habitually occupied aquatic feature* with respect to Blanding's turtle, although due to the shallow nature of the channel and lack of adjacent wetland features no potential nesting habitat is present. Both Blanding's and snapping turtle were identified in the Ontario Reptile and Amphibian Atlas for the overall 10km square 18VR22 that includes the overall site and general area.

The breeding birds listed in the Ontario Breeding Bird Atlas for the 10 km square 18VR22 also included bank swallow, a threatened Species at Risk. Bank swallow is a colonial nester; burrowing in eroding silt or sand banks and sand pit walls; habitat not present on or adjacent to the site. Barn swallow utilizes barns and other structures with open beams for nesting and forages in open areas for flying insects. No suitable structures were observed on or adjacent to the site for barn swallow or chimney swift, which uses open, un-lined brick chimneys, although barn swallow was observed flying over the golf course to the north of the site. Wood thrush, and eastern wood pewee nest in deciduous forest and for wood thrush within forest interior habitat. No forests remain on the site.

Many endangered and threatened species have historically been reported in the overall City, including butternut, black ash, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, nine-spotted lady beetle, Suckley's cuckoo bumble bee, Hudsonian godwit, lesser yellowlegs, red-headed woodpecker, short-eared owl, eastern red bat, hoary bat, silver-haired bat, little brown myotis, northern long-eared bat, olive hickorynut, bald eagle, golden eagle, cerulean warbler, least bittern, eastern cougar, lake sturgeon, and American eel. No cavity trees that may be used by bats for potential summer maternity bat colonies were observed on or adjacent to the site. The forage fish that are Species at Risk or Species of Special Concern reported in the overall City of Ottawa, bridle shiner and channel darter, are not known from the Shirley's Brook system as reflected on the Department of Fisheries and Oceans' Species at Risk mapping.

Based on the habitat present on and adjacent to the site, butternut and Blanding's turtle are the most likely Species at Risk to be found on or adjacent to the site.

Existing Conditions

The topography of the site is generally level, with a very gentle slope to the north. GEMTEC (2026) noted sandy gravels below the asphalt in the east portion of the site, with fill material noted in three boreholes. Silty clay soils were below the fill. The subsurface conditions in the west portion of the site include topsoil at the surface, underlain by silty sand, silty clay and finally glacial till. Sandstone bedrock was encountered by GEMTEC (2026) between 4.9 and 7.5 metres below the ground. Groundwater was observed by GEMTEC (2026) on October 21st, 2026 at between 1.6 and 2.9 metres below the ground surface.

Upland Poplar-Birch Deciduous Forest – Now Removed

The west portion of the site was dominated by a young upland poplar-birch deciduous forest dominated by trembling aspen and large-toothed aspen up to 36cm dbh, with white birch, grey birch, red maple, and white spruce in the 20cm to 23cm dbh and Scot's pine up to 30cm dbh. The trees retained in the thirty metre Shirley's Brook setback include trembling aspen, grey birch, Manitoba maple, and white spruce, with white pine adjacent to the north portion of the site. Young birch trees were more dominant in the west portion of the site. Windthrow was extensive in areas, especially in the west portion of the forest. Fungus and bark damage were common on many of the poplar and birch trees. A twin-stem white pine, with the larger stem 38cm dbh, in the west portion appeared to be in good condition, but similar sized white pines in the southeast corner showed bark damage and had poor form. The conifer component, including white spruce, white pine, and Scot's pine, was greater in the south portion. Many trails were throughout the small forest. The east edge of the forest, west of the stormwater channel described below, was dominated by regenerating poplar and birch stems.

As indicated above, the majority of trees have been removed except for the northwest portion adjacent to Shirley's Brook. Here and along the west edge of the site, grey birch are dominant (Photo 3), with trembling aspens up to 26cm dbh also well represented in areas and Scot's pine also present. The critical root zone of these trees would extend onto the west edge of the site by up to two metres

Cultural Meadow

Regenerating woody vegetation on the former forested land in the west portion of the site includes poplar stems, with a higher density in the south portion of the meadow and a smaller representation of regenerating bur oak and birch stems. Bebb's willow, common buckthorn, glossy buckthorn, blackberry, red raspberry, and red-osier dogwood shrubs are also present. As expected, ground flora in the meadow habitat is generally reflective of disturbed conditions including tall goldenrod, Canada goldenrod, early goldenrod, narrow-leaved goldenrod, New England aster, small white aster, panicled aster, common milkweed, June meadow grass, purple loosestrife, wild parsnip, Canada thistle, tufted vetch, common strawberry, thicket creeper, wild

grape, bladder campion, black swallowwort, field horsetail, pearly everlasting, and common yarrow (Photo 4).

Plantings, completed around 2007, are on a berm on and adjacent to the north site boundary and portions of the east boundary. Colorado spruce, white spruce, white pine, and Norway spruce are common plantings, with sugar maple and green ash also planted (Photos 2 and 3). The larger plantings are now in the 28cm to 32cm dbh range and generally appear to be in good condition except for the ash plantings which were only observed adjacent to the southeast corner of the site. The critical root zone of these trees would extend onto the north edge of the site by up to three metres (Map 2). Staghorn sumac shrubs are very common along the north berm among the conifer plantings.

Shirley's Brook

The Kanata North Environmental /Stormwater Management Plan (CH2MHill, 2000) concluded that the aquatic habitat potential of Shirley's Brook in the general vicinity of the site is generally limited by the lack of runs and riffle habitat and the dominance of clay, silts or exposed bedrock substrate. This appears to still be the situation in the northwest corner of the site where fines were the dominant substrate and the channel is clearly entrenched as part of an extended homogeneous reach (Photo 5). However, some cobble substrate was present and other forms of aquatic habitat structure included undercut banks, a meandering alignment with permanent flow, clear water, and submerged and floating vegetation (common waterweed and variable-leaved pondweed). Several forage fish were observed, including brook stickleback. Fish diversity was low in past fish community sampling in the general vicinity of the site, with common shiner, white sucker, brook stickleback, central mudminnow, and bluntnose minnow noted. Shirley's Brook was considered to support a tolerant warm-water fish community. The wetted width of the channel on July 7th, 2019 averaged 1.8 metres, with average water depths estimated in the 50cm range. After an extended period of minimal precipitation, flow was still present in Shirley's Brook in the northwest corner of the site on August 26th, 2019 with water depths averaging 30cm, and with shallower water depths after a very dry period in August, 2025. The Shirley's Brook and Watt's Creek Subwatershed Study (Dillon, 1999) noted that groundwater flows in the clay and till surficial geology units were too slow to be of significance in terms of base flow contributions to the channel.

Other Features

No wetland habitat was present adjacent to Shirley's Brook in the northwest corner of the site, as there is a clear rise in elevation to the east of the channel, and off-site to the west. Small areas of culture meadow upland habitat along the Shirley's Brook corridor were dominated by June meadow grass, orchard grass, reed canary grass, tufted vetch, crown vetch, thicket creeper, wild grape, bird's-foot trefoil, black swallowwort, ox-eye daisy, purple loosestrife, joe-pye-weed, stinging nettle, wild parsnip, Canada goldenrod, and Canada thistle, along with tartarian honeysuckle and red raspberry shrubs (Photo 6).

The City's north-south stormwater easement on the east edge includes an open channel dug in the late 1990s and modified in the 2000s with construction south of Solandt Dive (Photo 7). The

City's infrastructure mapping shows the channel is the outlet for all stormwater off Solandt Road east of March Road. It is a channel dug and maintained to provide a connection between two concrete headwalls. There was no natural channel in this area before the stormwater infrastructure was dug. The stormwater channel is open for approximately 125 metres between concrete headwalls. The water depth was generally less than 10cm, with some ponding south of the north headwall. Evidence of former beaver dams were noted adjacent to the channel and as indicated below beaver cuttings were common in the east portion of the upland forest. Reed canary grass, soft-stem bulrush and broad-leaved cattail were common vegetation along the channel, with a small area of cattails adjacent to the west side of the north portion of the channel. Regenerating Manitoba maple and grey birch are along the west side of the channel south of the cattail area. An area of European bur-reed closer to Solandt Road on the west side of the channel should be removed if the channel is retained.

An access trail from Solandt Road to the golf course north of the site and a sanitary sewer is in the centre of the site (Photo 8). Common ground flora in the meadow habitat of this area included June meadow grass, timothy, common brome grass, common burdock, cow vetch, bladder campion, field horsetail, thicket creeper, tall goldenrod, white clover, wild carrot, common yarrow, ox-eye daisy, and black swallowwort.

A retaining wall and berm separate are to the east of the meadow described above, west of the surface parking lot to the east. Colorado spruce plantings up to 27cm dbh and smaller honey locusts are to the east of the retaining wall on the berm. Some of the spruce are in poor condition with decreased needle coverage and wild grape coverage is extensive on many of the locust.

Sugar maple plantings, now up to 23cm dbh, are common in the small landscape areas among the east parking lot. A few of the maples have reduced leaf-out and trunk damage. Smaller red maples up t 13cm dbh are also present along with one 7cm dbh honey locust. Staghorn sumac shrubs are thick to the north of the parking lot, with common buckthorn shrubs also present. A storage area for landscaping supplies is in the east edge of the site. Sumac shrubs are also common in this area. Trees in the northeast corner of the site include trembling aspens up to 42cm dbh and Colorado spruce less than 30cm dbh.

There is a sidewalk north of Solandt Road and no trees are to the south of the site. No City owned trees are within the north half of the Solandt Road allowance, or the portion of the allowance which is proposed for snow removal to the east of the cul-de-sac.

Wildlife

No Species at Risk were observed on or adjacent to the site during the field surveys. Barn swallow, now designated a species of special concern, was observed flying over the golf course to the north. No structures are present on the site that may be used for barn swallow nesting. Other wildlife observed included American crow, Canada goose, ring-billed gull, European starling, norther flicker, black-capped chickadee, American woodcock, great-crested flycatcher, yellow warbler, common yellowthroat, American robin, northern cardinal, common grackle, red-winged blackbird, gray catbird, barn swallow, cedar waxwing, song sparrow, American goldfinch, red squirrel, grey squirrel, woodchuck, green frog, and many beaver cuttings in the

east portion of the former forest. No cavity trees, stick nests, or other evidence of raptor use were observed on or adjacent to the site.

Photo 1 – An existing parking lot dominates the east portion of the site. View looking west

Photo 2 – Spruce in and adjacent to the northeast corner of the site. View looking east

Photo 3 – Young upland deciduous forest immediately adjacent to the west site boundary. View looking south

Photo 4 – A meadow of regenerating vegetation in the west portion of the site where trees were removed in the 2020 – 2021 period. View looking north from north side of Solandt Road

Photo 5 – Shirley's Brook on the northwest edge of the site. View looking north

Photo 6 – Meadow habitat on-site to the east of Shirley's Brook. View looking southwest

Photo 7 – North-south stormwater channel in the stormwater easement in the middle of the site. View looking south from south edge of golf course

Photo 8 – Access trail, retaining, wall, berm and coniferous plantings in the middle portion of the site, east of the stormwater channel. View looking south from the north property line

Significant Woodlands

A forested area is considered significant woodlands in the urban area of the City of Ottawa if the forest is 0.8 hectares in size or larger and is 60 years of age and older at the time of evaluation. The on-site forest has been removed. Regardless, as the site and adjacent lands were an agricultural field in 1976, there was no potential for significant woodlands on or adjacent to the site. There are no forests contiguous to the site.

Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). No flora, fauna or ecological conditions identified in the background review or field survey that would trigger a Significant Wildlife Habitat designation with respect to the ELC communities present were observed on the site. For example, the cultural habitats and upland forest do not support waterfowl stopover or staging areas, colonial nesting bird breeding habitat or other examples of seasonal concentration areas, rare vegetation communities as noted in MNRF (2015), or rare or specialized habitats including seeps or springs. Wetland habitats for significant amphibian breeding are not present.

No forest remains on the site and no forest interior habitat was present and thus potential nesting of species of special concern such as wood thrush and eastern wood-pewee was unlikely and these birds were not heard or seen during the early morning July 2019 survey. No evidence of raptor wintering areas was noted and old growth forest was not present. The overall forest was not large enough to meet the size criterion for deer winter congregation areas and areas of broken and fissured rock for potential use by snakes were not observed.

The site is isolated from an environmental perspective due to the adjacent business park developments, with no natural areas in the vicinity of the site.

Impact Analysis and Recommendations

<u>Species at Risk and other Significant Natural Heritage Features</u>

No Species at Risk were observed for the site, including no butternut or black ash observations on or adjacent to the site. No potential structures for chimney swift or barn swallow are present. Blanding's turtles are known from several areas of the Shirley's Brook watershed in the general area of the site, including Shirley's Bay to the east, South March Highlands and the Kizell Pond to the west, and the North Branch of Shirley's Brook to the north. Although no Blanding's turtle have been reported in the immediate vicinity of the site and there is no natural connection between the site and the above natural areas, as a caution it is assumed that Shirley's Brook provides suitable aquatic habitat for Blanding's turtle. No tributaries to Shirley's Brook with aquatic habitat potential were observed or are mapped for the site. There is no anticipation that Blanding's turtle will utilize the upland terrestrial habitat of the site for nesting or migrating, as no adjacent wetland parcels are present and no suitable exposed coarse substrate is available for nesting.

The suitable turtle aquatic habitat is limited to Shirley's Brook itself as the habitat adjacent to the entrenched channel is raised and is upland. By definition this suitable turtle aquatic habitat extends thirty metres from the normal high water mark of Shirley's Brook, the edge of the suitable habitat. This thirty metres setback extends into the northwest corner of the site, as shown by the dashed blue line on Map 2. This thirty metre setback will also provide suitable protection for the aquatic habitat of Shirley's Brook. Other than potential future construction of a pathway made of permeable material to connect to the buildings to the west of the golf course and a security fence, there will be no site disturbances within 30 metres of Shirley's Brook, and the tree removal did not extend into this setback.

Potential impacts during construction of the wellness facility and associated removal of trees and other vegetation includes impacts on wildlife, increased erosion and release of sediments and other potential contaminants from truck traffic and construction activity, harm to wildlife remaining in the work area during construction, and impacts associated with an increase in noise, dust and light. The mitigation measures below are designed to address these potential impacts.

Tree Retention

Due to the footprint of the proposed wellness facility, associated surface parking, and required urban servicing and associated grading, no tree retention is anticipated for the site outside of the Shirley's Brook corridor as shown on Map 2. The Grading Plan produced by NOVATECH (see Grading Plans 124150A-GR1 and -2) for the site shows grade raises over one metre will be required. Map 2 shows where the critical root zones of co-owned and adjacent trees extend onto the site and grading areas which extend beyond the north property line in the northeast corner of the site. Where the adjacent planted trees must be removed for grading or if too much of their critical root zones will be disturbed, the trees will be replaced at a ratio of 2:1 with new plantings of native species. It is anticipated that sixteen conifer plantings (mostly Colorado spruce, with some white and Norway spruce) will need to be removed along and to the north of the property line (Map 2). In addition, an 8cm dbh green ash in poor condition along the south portion of the east property line will likely be removed and a co-owned 26cm dbh trembling along the west property line north of Solandt Road will likely be impacted by adjacent grading. The adjacent landowner to the north and east is KRP Properties, the same landowner as the subject development site. The adjacent landowner has provided a letter indicating they are aware of the tree removal and are satisfied with replacement plantings.

In terms of planting sensitivities, tree and shrub species that have a high water demand are not recommended for the site due to the clay soils. These species include willows, poplars, and elm. See Section 5.14 of GEMTEC (2026) for more information on location and sizes with respect to structures and adjacent plantings on the site. To ensure adaptability and longevity, it is important that native trees from a local seed stock be used for planting whenever possible. The Landscape and Planting Plans by NAK Design Strategies (January, 2026) includes a mix of many coniferous and deciduous trees and shrubs such as red maple, red oak, pin oak, trembling aspen, white pine, white cedar, and white spruce, along with serviceberry, nannyberry, sumac, bayberry, Canada yew, dogwood, and other native shrubs. Please see Sheet L102 of the NAK Plans for an analysis of the increase in tree canopy following development of the site.

The follow important mitigation measures are to be properly implemented:

1. No tree removal or other site disturbances, other than a security fence and a potential permeable pathway in the future, within 30 metres of Shirley's Brook as shown on Map 2 and described above;

2. To protect breeding birds, no additional tree removal should occur between April 15th and August 15th, unless a breeding bird survey conducted by a qualified biologist within five days of the woody vegetation removal identifies no active nests in the vegetation to be removed;

3. Trees to be retained in the Shirley's Brook corridor and adjacent to the north edge of the west half of the site and to the west of the site were protected with sturdy temporary fencing. This fencing is to be maintained as needed prior to additional site alterations. The temporary fencing is of suitable height and stability. Signs, notices, or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be retained and protected. The root system, trunk, or branches of the trees to be retained are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from retained trees, including those adjacent to the site, that may be damaged during construction are to be pruned by a qualified arborist prior to construction. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent retained trees.

   All of the supports and bracing for the protective fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage. Also, since the desired effect of the barrier is to prevent construction traffic from entering the tree's critical root zone, the barrier should be kept in place until all site servicing and construction has been completed;

4. Silt fencing is also recommended around the perimeter of the work area. It is important that the fencing is well dug in to filter any surface water flows and isolate the work areas for wildlife. For example, temporary fencing properly installed prior to construction along the Shirley's Brook setback will protect the aquatic habitat of the channel and isolate the Category 2 turtle habitat. Where the installed protective fencing is not in place temporary fencing should be installed along the north property line to protect the critical root zones (ten times the trunk diameter) of adjacent retained trees that may extend onto the site and along the other site peripheries to isolate the site;

5. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas with native species is to be achieved as soon as possible to reduce surface erosion;

6. Where required seepage barriers such as silt fencing, straw bale check dams, and other sediment and erosion control measures will be installed to OPSD requirements in any temporary drainage ditches, around disturbed areas during construction, and stockpiles of fine material. These control measures must be properly maintained to maximize their function during construction and will be removed at the completion of construction once the site has stabilized. Any dewatering of groundwater is to be properly treated before release;

7. The contractor is to be aware of potential Species at Risk in the vicinity of the site including butternut and Blanding's turtle. Appendix 1 of City of Ottawa (2022) describes these species. The project biologist for this project is Bernie Muncaster (613-748-3753). Any Species at Risk sightings are to be immediately reported to the project biologist and the Ministry of the Environment, Conservation and Parks and activities modified to avoid impacts until further direction by the Ministry;

8. As recommended in City of Ottawa (2022) prior to beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of City of Ottawa (2022) for additional recommendations on construction site management with respect to wildlife. Any turtles, snakes, or other sensitive wildlife in the work areas are to be relocated to the north. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2022) for suggestions on how to effectively relocate turtles and snakes;

9. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located in the vicinity of the site prior to construction;

10. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents; and,

11. Snow removal is not to be stored in the west portion of the site to keep any snow piles an extended distance from Shirley's Brook. As shown on the Site and Landscape Plans, snow storage will be in the unopened Solandt Road allowance to the east of the existing cul-de-sac.

Although the north-south stormwater channel in the east portion of the site is not fish habitat by definition and no fish were observed in the stormwater channel during the field surveys, there is the potential for forage fish to be in the channel. The following additional mitigation measures are recommended for the installation of culverts for two proposed pathways over the channel:

- The summer period is recommended for the installation of culverts due to the generally reduced flow, decreased potential for sediment input, and the greater growing season afforded for re-vegetation of disturbed areas. If the proposed timing of the work is to take place between October 15th and April 15th, it may be necessary to have any exposed areas covered with erosion control blankets to keep the soil in place and prevent erosion from occurring during the spring freshet time period;
- As required, rock protection is to be installed at the culvert ends to stabilize the channel and culvert. All material placed in the channel must be washed and clean of fines;
- Any stockpiling of material will be properly protected with appropriate erosion and sediment control measures. During culvert installation, mitigation measures are to be deployed to address the potential for contamination of the water with sediment and/or other deleterious substances;
- All in-water work should be completed in the dry by de-watering, as required, the work area and diverting and/or pumping flows around temporary cofferdams of clean shot rock or steel plates placed at the limits of the work area. If water was present and once the work area is isolated, the area is to be de-fished by a qualified biologist, with any fish released to Shirley's Brook to the west. Three weeks should be allowed prior to the de-fishing to obtain a Scientific Collectors Permit from the MNRF for the de-fishing; and,
- Any dewatering from the work area will be treated in a sediment trap or similarly effective sediment control prior to downstream release. Pumps and hoses will be used to convey the flow of the watercourse during the culvert installation. Rock flow checks, following approved specifications, will be installed downstream of the work area. Silt or debris that has accumulated around the temporary cofferdams will be removed prior to their withdrawal. Proper sediment and erosion control measures will be utilized. Silt fencing will be installed along the work area and will remain in place and frequently inspected until all components of the work area are stabilized.

Schedule of Proposed Works

It is proposed to remove any additional woody vegetation not identified for retention in 2026 before the beginning of the breeding bird period on April 15th. City of Ottawa staff (Forester – Planning) is to be contacted at least two business days prior to any tree removal so that staff have the opportunity to verify that any protective fencing, if applicable, has been properly installed. An update to the Tree Cut Permit will be required for all trees greater than 10cm dbh.

Conclusion

Except for the Shirley's Brook corridor, the young forest in the west portion of the site has been removed. The east portion of the site is a parking lot, with coniferous plantings on a berm to the north of the parking lot. There are no off-site forests contiguous with the site. The fish habitat in Shirley's Brook and potential Blanding's turtle habitat are the significant natural heritage features, as identified in the City of Ottawa Official Plan and the Provincial Planning Statement, associated with the site. As assessed above, the proposed development is not anticipated to impact these features with a 30 metre natural setback retained from the normal high water mark of the channel.

Due to large footprint of the proposed wellness facility and surface parking, and associated extensive grading and other urban servicing requirements, no tree retention is anticipated for the site outside of the Shirley's Brook setback. A few co-owned conifer plantings and plantings just to the north of the property line will be removed where grading will extend beyond the property line. These plantings will be replaced with new plantings and the overall tree canopy of the site will be increased over current conditions. No City owned trees are within the portion of the Solandt Road allowance adjacent to the site.

It is important that the above mitigation measures are properly implemented and maintained.

References

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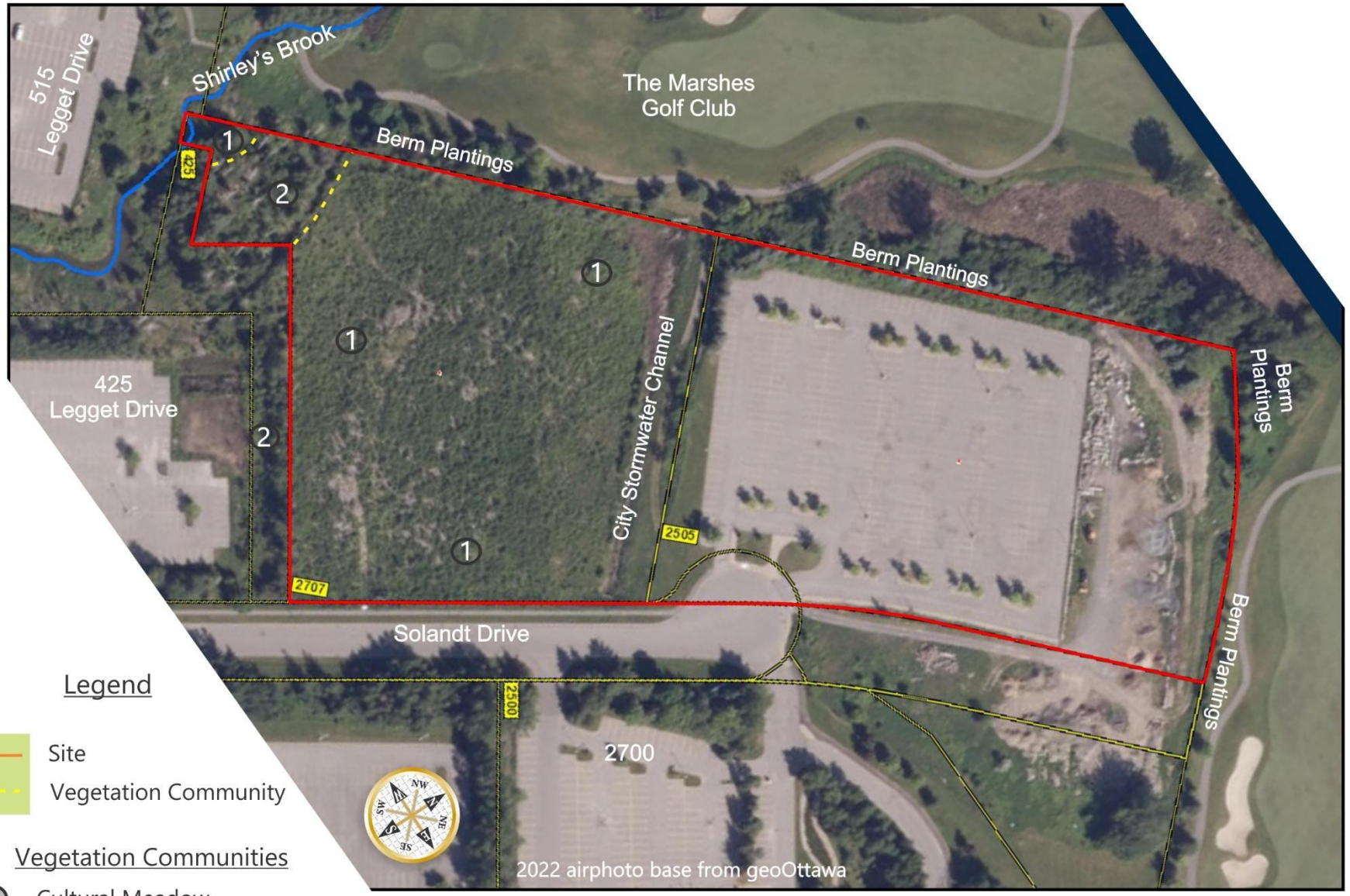
Please call if you have any questions or comments on this EIS and Tree Conservation Report.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.

Bernie Muncaster, M.Sc.
Principal

\2705 and 2707 Solandt Road EISTCR



Legend

Site

Vegetation Community

Vegetation Communities

1. Cultural Meadow
2. Upland Poplar - Birch Deciduous Forest

Approx. Scale 1:2,000

0 20 40 60 METRES

Map 1	FILE: 15-18	August 29, 2025

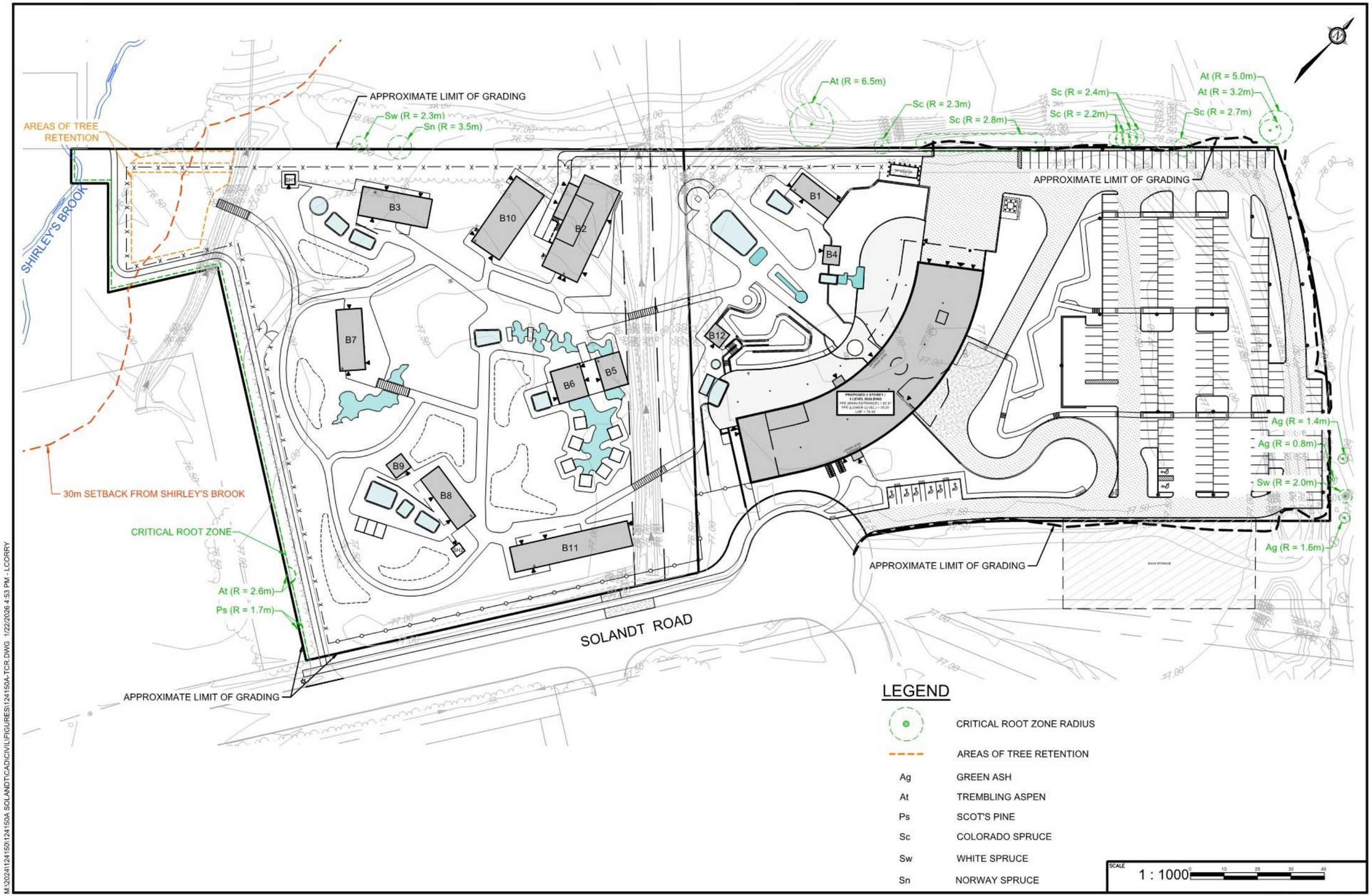
Prepared for: Silk Development Group Limited

Prepared by: Muncaster Environmental Planning Inc.

ENVIRONMENTAL IMPACT STATEMENT/TCR
CURRENT CONDITIONS

2505 and 2707 Solandt Drive
Kanata North, City of Ottawa

Map 2 – Proposed Tree Retention and Grading Limit (from Novatech)



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