CTM Design Services Ltd.

Environmental Impact Study
106 Eagleson Road
Ottawa, Ontario

ZH1181

(REVISED) October 30, 2026

CM3 Environmental Inc.
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EXECUTIVE SUMMARY

CM3 Environmental Inc. completed an Environmental Impact Study (EIS) at 106 Eagleson Road in Ottawa, Ontario, in support of the proposed redevelopment of the property. The assessment included the following actions:

- Desktop review of readily available information pertaining to the site, including preliminary construction plans and applicable regulations and policies from planning authorities.
- Site assessment to evaluate existing conditions at the site and on adjacent lands.
- Evaluation of the potential environmental impacts of the proposed project on natural heritage features within the study area and the recommendation of mitigation and/or compensation measures.

Based on the desktop review and observations made at the site, the development area is within close proximity to significant natural heritage features such as significant woodlands, species at risk habitat, and watercourses. The proposed development is within the established buffer zone of potentially sensitive habitats. As such, an EIS is required as part of the site development plan in accordance with the City of Ottawa Official Plan Section 4.8.1.

Potential project-related environmental hazards were identified by the study, including the potential for increased surface runoff, erosion, and sedimentation of the nearby watercourse, and the loss/disturbance of significant woodlands and potential species at risk habitat. Considering the significance of the potential risks, mitigation measures, monitoring programs, and compensatory actions were recommended to reduce, eliminate and/or compensate for potential environmental harm resulting from the project. Most significantly, CM3 recommended the establishment of a 30m setback from the top of the channel bank of the adjacent watercourse (tributary of Watts Creek).

Based on the results of the environmental impact assessment, provided that the recommended mitigation, monitoring, and compensatory measures are implemented, the proposed commercial redevelopment project will not result in any significant adverse impacts to the natural heritage features on the subject property and adjacent lands.

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LIST OF REFERENCED DOCUMENTS

1. Ministry of Natural Resources and Forestry (OMNRF), Natural Heritage Interactive Mapping Tool (Accessed July 2025; October 2026)
2. Ministry of Natural Resources Natural Heritage Reference Manual – for Natural Heritage Policies of the Provincial Policy Statement (2005)
3. City of Ottawa Official Plan (2021)
4. City of Ottawa Zoning By-Law No. 2008-250.
5. City of Ottawa Environmental Impact Statement Guidelines (2015)
6. Ontario Regulation 230/08 - Species at Risk in Ontario (2018)
7. MNRF Ecosites of Ontario (2009)
8. Ontario Invasive Plant Council (OIPC) (Accessed July 2025)
9. Southern Ontario Ecological Land Classification Vegetation Type List (OMNR, 2008)
10. Significant Wildlife Habitat Technical Guide (OMNR, 2000)
11. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (OMNRF, 2015)
12. Provincial Policy Statement – Ministry of Municipal Affairs and Housing (2020)
13. Mississippi Valley Conservation Authority – Watts Creek 2023 Catchment Report (2023)
14. Migratory Bird Convention Act (1994)
15. Environment and Climate Change Canada – Guideline to avoid harm to migratory birds (ECCC, 2023)
16. Google Earth (Accessed July 2025; October 2026)
17. Ontario Hydro Network (OHN) – Watercourse Mapping Tool (Accessed July 2025; October 2026)

1 INTRODUCTION

CM3 Environmental Inc. (CM3) was retained by CTM Design Ltd. (CTM) to conduct an Environmental Impact Study (EIS) for the property located at 106 Eagleson Road in Ottawa, Ontario ("site" or "subject property"). The EIS was completed to support the proponents' application for the redevelopment of the site. The purpose of the EIS was to characterize natural features at the site and surrounding area, to evaluate the potential adverse effects of the proposed development to the natural features, and to provide mitigative measures, should the proposed development take place.

1.1 Study Area and Existing Land Use

The subject property is located on the west side of Eagleson Road in Kanata, Ontario, within the City of Ottawa. The municipal address of the property is 106 Eagleson Road, Ottawa, ON. The site is zoned as General Mixed-Use (GM15 subzone) by the City of Ottawa Zoning By-Law (Sections 187-188). The total property parcel is 7579.67 square metres (m^2), with a 91.63 m lot frontage on Eagleson Road. The existing development on the property includes a gasoline pump station, a carwash, a waste area with a chain-link fence, and a third-party natural-gas compressor with chain-link fence enclosure. The buildings are serviced by municipal water and sewer services. The footprint of the gas station canopy and car wash building are approximately 215m^2 and 160m^2, respectively. The property has two vehicle access points via Eagleson Road. The property is predominantly covered by a paved asphalt parking and driving areas, and a manicured grass lawn. The study area included the subject property and adjacent lands. Various known environmentally sensitive natural heritage features are located within the study area.

1.2 Proposed Development

The proposed redevelopment of the site involves the demolition of various existing structures, and the construction of a new gas bar, commercial space, parking areas, fuel storage tanks, new landscaped areas, and various other associated amenities. The demolition of existing structures will include the fuel pumps, kiosk, canopy, underground fuel tanks, and garbage disposal enclosure.

Based on the proposed site development plans, the construction of new buildings at the site will include a new gas bar with six fuel dispensers and a canopy structure measuring approximately 428m^2, and a convenience store (C-store) with a footprint of approximately 211m^2. The proposed new gas bar is centrally located and is positioned roughly at the location of the existing gas bar and canopy. New underground fuel storage tanks are to be located directly east of the new gas bar, aligned parallel with Eagleson Road. The proposed location of the new C-store is at the northeast corner of the property roughly at the location of the existing fuel storage tanks that are to be removed. The proposed buildings are located in areas that are largely developed and will be significantly altered during the demolition and alteration of existing structures.

Additional proposed construction items include new landscaped areas surrounding the existing car wash and along the east property boundary, new RTU enclosure at the rear of the C-store,

new waste bin enclosures, new electric vehicle charging stations, and new parking areas. The proposed new development areas are largely located within the existing developed footprint of the property.

The proposed Site Plan provided by the proponent is provided in **Appendix A**.

1.3 Guidelines and Regulation

1.3.1 Provincial Policy Statement

The Ontario Ministry of Municipal Affairs and Housing (OMMH) Provincial Policy Statement, 2022 (PPS) provides guidelines on development projects and land use planning of provincial interest. Relevant sections of the PPS are provided below:

Section 2.0:

> *Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.*

Section 2.1:

2.1.1

> *Natural features and areas shall be protected for the long term.*

2.1.2

> *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

2.1.5

> *Site alteration or development are not permitted in:*

a. *significant wetlands in Ecoregions 5E, 6E and 7E;*
b. *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River)1;*
c. *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River)1;*
d. *significant wildlife habitat;*

e. significant areas of natural and scientific interest; and

f. coastal wetlands in Ecoregions 5E, 6E and 7E.

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The proposed development falls within Ecoregion 6E. The development is therefore subject to the terms referenced above in section 2.1.5 of the PPS.

In terms of natural heritage features, the PPS also states:

Section 2.1.6 and 2.1.7:

Development and site alteration shall not be permitted in fish habitat and in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

Section 2.1.8:

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above (Section 2.1.5, Items a through f), unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Section 2.2.2:

Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

1.3.2 City of Ottawa Official Plan

The proposed development is subject to municipal planning and development policies and by-laws outlined in the City of Ottawa Official Plan (OP). Applicable sections of the OP are provided below:

Section 4.8.1 (Natural Heritage Features)

The City recognizes the following natural heritage features, as defined in Ottawa's Environmental Impact Study Guidelines:

a. Significant wetlands;

b. Habitat for endangered and threatened species;

c. Significant woodlands;

d. Significant valleylands

e. Significant wildlife habitat;

f. Areas of Natural and Scientific Interest;

g. Urban Natural Features;

h. Natural Environment Areas;

i. Natural linkage features and corridors;

j. Groundwater features;

k. Surface water features, including fish habitat; and

l. *Landform features.*

Section 4.9.3 (Watercourse Setback)

Where a Council-approved watershed, sub watershed or environmental management plan does not exist, or provides incomplete recommendations, the minimum setback from surface water features shall be the greater of the following:

a) Development limits as established by the conservation authority's hazard limit, which includes the regulatory flood line, geotechnical hazard limit and meander belt;

b) Development limits as established by the geotechnical hazard limit in keeping with Council approved Slope Stability Guidelines for Development Applications;

c) 30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land; and

d) 15 metres from the existing stable top of slope, where there is a defined valley slope or ravine.

2 METHODOLOGY

The EIS included the assessment of Natural Heritage Features including significant woodlands, wetlands, watercourses, and the presence of species at risk (SAR), in accordance with applicable policies and regulations listed above. The study area included all lands adjacent to the subject property and environmentally sensitive areas identified within 250m of the subject property.

The scope of the EIS was determined through the review of project specific documents including preliminary project plans and meeting feedback from the proponent's pre-consultation meeting with the City of Ottawa on April 11, 2025. CM3 confirmed the required EIS scoped through email and phone correspondence with Matthew Hayley, a City of Ottawa Senior Environmental Planner.

The EIS was initially submitted to CTM on July 21, 2025, and was revised on July 26, 2025, based on feedback from the City of Ottawa. Further revisions were completed in October 2026 to reflect significant changes to the proposed site development plan. No additional site visits were required.

2.1 Desktop Review

CM3 completed a desktop review of published natural heritage data and readily available information for the study area. The review included the resources listed at the beginning of this report in the List of Referenced Documents, aerial photographs, and topographic maps. The proponent provided relevant documents included preliminary project plans and City of Ottawa pre-consultation meeting notes. The desktop review was used to identify physical and biological features in the area of the proposed development and within the study area.

An additional review of readily available information was completed as part of the October 2026 revision of the EIS report.

2.2 Site Survey

The site assessment was completed by Zach Hynna, M.Sc., EPt, CEIA, of CM3 during the morning of July 7, 2025. The weather at the time of the site investigation was cloudy with light winds and heavy rainfall, and a temperature of 22°C. All exterior areas of the subject property were accessible. Adjacent lands were observed from the subject property boundaries and publicly owned areas.

The study area was investigated on foot to document and delineate existing vegetation communities, watercourses, wetlands, and woodlands. The survey focused on confirming the findings of the desktop review; specifically, the confirmation of woodland composition and boundaries, the potential presence of species at risk habitat, and the location of the adjacent watercourse (tributary of Watts Creek). Incidental observations of wildlife were recorded.

2.2.1 Wetlands and Watercourses

Wetlands on the subject property and adjacent lands were identified on the MNRF Natural Heritage Mapping Tool and City of Ottawa planning documents. Wetlands were visually assessed

in accordance with the City of Ottawa OP during the survey including their proximity to the proposed development. Guidelines from the MNRF Natural Heritage Reference manual and the Ontario Wetland Evaluation System (OWES) were used to evaluate water features to further delineate wetlands on the subject property. Approximate measurements of the wetland zone were taken using available data from aerial photographs and global positioning.

2.2.2 Woodlands

Woodlands on the subject property and adjacent lands were identified on satellite imagery and on the MNRF Natural Heritage Mapping Tool. Where possible, woodlands were visually assessed for species identification. Woodlands were evaluated based on the criteria for Significant Woodland designation outlined by the OMNRF Natural Heritage Reference Manual and the City of Ottawa OP.

2.2.3 Incidental Wildlife

Incidental observations of birds, insects, mammals, and amphibians were recorded during the field assessment. Types of observations include visual identification, identification of calls, identification of scat, presence of nests, among other identifying features.

2.2.4 Species at Risk

Potential Species at Risk in the study area were identified from online resources such as Ministry of Natural Resources and Forestry databases, Natural Heritage Information Centre (NHIC) records, the Ontario Reptile and Amphibian Atlas, the Ontario Breeding Bird Atlas, and other reports and publications pertaining to species at risk.

3 EXISTING CONDITIONS

Characterization of the existing conditions of the study area were derived from the desktop review and the site survey.

Known natural heritage features identified during the desktop review and presented in the MNRF Natural Heritage Interactive Map presented in **Appendix B**. Existing conditions observed at the time of the site visit are represented in the photographic log in **Appendix C**.

3.1 Development Area

The subject property was not classified into a distinct ecotype as the land has previously been developed for its current commercial use and consists of a paved parking lot with a manicured lawn on the west portion of the property. Vegetation on the property is limited to the property boundaries. Sugar maple trees line the west property boundary, while shrubbery and planted tree species such as juniper and spruce trees can be found along the north and south boundaries. The north property boundary is shared with the adjacent Katimavik Woods, where dense, low shrubs transition to a mature sugar maple stand.

3.2 Wetlands and Watercourses

The woodlands to the north of the property include a mapped unevaluated wetland measuring approximately 9 900m^2. The wetland area generally follows the floodplain of the Watts Creek tributary that runs east to west through the Katimavik Woods. At the time of the assessment, the unevaluated wetlands were predominantly dry. Depressions where flood drainage channels and vernal pools are suspected to form during wet periods were observed. Despite the heavy precipitation at the time of the assessment, the depressions were observed to be dry and covered by leaf detritus and other overburden. The watercourse setback (see below) required at the sufficiently prevents any potential adverse impacts to the wetland feature.

The Watts Creek tributary meanders between 8m to 45m of the north property boundary. At the time of the assessment, significant water flow was observed from the storm drainage outflow located at Eagleson Road. The creek channel was well defined and measured approximately 2-3m wide, and the banks of the channel were highly eroded and rose up to 1m above the stream channel. No clearly defined valley slope or ravine was observed surrounding the tributary. Global Position Systems were used to drop location pins along the south bank of the creek to verify the accuracy of provincial watercourses mapping accessed through the Ontario Hydro Network.

In accordance with the City of Ottawa OP, mitigation measures (**Section 4**) must be implemented to ensure that the proposed development does not cause adverse impacts to the ecological or hydrological functions of the watercourse or associated wetland ecosystem. Specifically, a setback must be established from any watercourse adjacent the proposed development. The implemented setback distance is to be the greater of the following measurements:

- 30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land; or

- 15 metres from the existing stable top of slope, where there is a defined valley slope or ravine.

Based on the observations made on site, the setback measuring 30m from the top of the Watts Creek tributary bank would be greater than that measuring 15m from the top of the stable slope. The changes in slope between the development area and the Watts Creek tributary were inconsistent and did not form a clear, well-defined valley or ravine. As such, the 30m setback from the top of the south bank of the tributary is to be implemented.

3.3 Woodlands

The Katimvaik Woods on the adjacent lands to the north of the subject property area classified as significant woodlands based on the criteria defined by the Ontario Natural Heritage Reference Manual and the City of Ottawa OP. The continuous section of woodlands adjacent the subject property measures approximately 24 700m^2 and are composed primarily of mature sugar maple trees. Limited ground cover vegetation was observed. Dense maple leaf detritus was present throughout the woodland. Understory vegetation was composed primarily of juvenile sugar maple trees. The boundary of the development area shared with the woodland is inhabited by a variety of low shrubs and trees, including sumac and white cedar. No tree species at risk (butternut or black ash) were observed within the woodlands.

Based on observations made on site and a review of satellite imagery, the woodlands present a significant natural heritage feature. In accordance with the City of Ottawa OP, mitigation measures (**Section 4**) must be implemented to ensure that the proposed development does not cause adverse impacts to the ecological functions of the woodland ecosystem.

The Katimavik Woods present a valuable nature heritage feature that provides ecosystem services including biodiversity support, flood mitigation, and community recreation (among others) within the urban lands adjacent the development area. The removal or vegetation or any other activity that may result in adverse impacts on the health of the significant woodlands adjacent the development area is prohibited unless otherwise allowed through additional studies. Construction activities completed along the boundary of Katimavik Woods must be completed in accordance with a Tree Conservation Report (TCR), the City of Ottawa Tree Conservation Specification, and the mitigation recommendations provided herein.

3.4 Species at Risk

The desktop review of the subject property included an assessment of the potential presence of species at risk. This preliminary search was conducted to assess the possible presence of Threatened and Endangered species as identified in the study area by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) under O. Reg. 230/08 Species at Risk in Ontario List and the Endangered Species Act. A Natural Heritage Information Centre (NHIC) report search was conducted on four 1 km^2 NHIC quadrants covering the subject property and adjacent lands (18VR3017, 18VR3018, 18VR3117, and 18VR3118). The NHIC data for the relevant quadrants is summarized in **Table 1** below:

Table 1: NHIC Species at Risk Search Results			
Common Name	**Scientific Name**	**COSEWIC Status**	**Quadrant ID**
Eastern Milksnake	Lampropeltis triangulum	Special Concern (SC)	18VR3017, 18VR3018, 18VR3117
Wood Thrush	Hylocichla mustelina	**Threatened (THR)**	18VR3018, 18VR3017, 18VR3117, 18VR3118
Eastern Wood-pewee	Contopus pirens	Special Concern (SC)	18VR3018, 18VR3017, 18VR3117, 18VR3118
Butternut	Juglans cinerea	**Endangered (END)**	18VR3017
Bobolink	Dolichonyx oryzivorus	Special Concern (SC)	18VR3018, 18VR3117, 18VR3118
Least Bittern	Ixobrychus exilis	**Threatened (THR)**	18VR3017, 18VR3117
Western Chorus Frog - Great Lakes - St. Lawrence - Canadian Shield population	Pseudacris maculata pop. 1	**Threatened (THR)**	18VR3117
Blanding's Turtle	Emydoidea blandingii	**Endangered (END)**	18VR3118
Midland Painted Turtle	Chrysemys picta marginata	Special Concern (SC)	18VR3117
Canada Warbler	Cardellina canadensis	Special Concern (SC)	18VR3018
Eastern Meadowlark	Sturnella magna	**Threatened (THR)**	18VR3017, 18VR3018

The lands adjacent the subject property present suitable habitat for several endangered, threatened species and species of special concern. The diverse urban woodlands, wetlands, watercourses, and croplands surrounding the subject property present potentially suitable habitat for threatened species such as the wood thrush, least bittern, western chorus frog, and eastern meadowlark, and endangered species such as butternut tree and Blanding's turtle.

Based on CM3's understanding of the proposed project, the potential SAR habitats listed above are not present within the subject property, but on adjacent lands extending up to 1km from the proposed development. There are no plans to complete activities that are likely to disturb the significant SAR habitats surrounding the subject property. The limited removal of vegetation is not expected to remove or disturb any signification wildlife habitat. Mitigation measures and monitoring plans (**Section 4**) must be implemented to ensure the preservation of all listed and unknown species at risk and significant wildlife habitat present within the study area.

3.5 Incidental Wildlife Observations

No incidental wildlife encounters occurred. The weather conditions at the time of the assessment were not favorable for wildlife encounters.

3.6 Site Hydrology

Water levels were expected to be low to moderate based on the time of year of the assessment (July). The Watts Creek tributary located north of the subject property was observed to have moderate water levels (based on the highwater marks and creek bank erosion). Man-made stormwater drainage systems surround the property to the east, west, and south. Watts Creek is fed by a stormwater outflow located along Eagleson Road. Agricultural irrigation ditches are present on the adjacent croplands to the east. Based on the topography of the site and adjacent

lands, drainage occurs by overland flow to the north/northwest toward Watts Creek, and subsequently north/northeast toward the Ottawa River.

The proposed development is expected to produce a net loss in permeable ground surface area. The construction of the new gas station facility on the manicured lawn will reduce the total permeable ground surface. Proper rooftop drainage and additional stormwater management systems will be required to ensure that surface hydrology at the site is not adversely affected as a result of the new construction.

3.7 Fish Habitat

Watts Creek is a known fish habitat. No fish species were visually confirmed within the tributary north of the subject property; however, for the purpose of this report, the tributary is presumed to present suitable fish habitat consistent with the MVCA Watts Creek Catchment Report (2023). The report identified the following fish species within the creek: blacknose shiner, bluntnose minnow, brook stickleback, creek chub, fathead minnow, central mudminnow, longnose dace, and yellow perch. In addition to the 30-metre setback from the Watts Creek bank, further recommendation measures for surface water and sediment management are provided in **Section 4**. Site development is not suspected to impact fish habitat.

3.8 Other Significant Features

Based on CM3's observations and findings, no other features such as significant valley lands or Areas of Natural and Scientific Interest (ANSIs) are located the subject property or adjacent lands.

4 ASSESSMENT OF POTENTIAL IMPACTS

Impacts to the existing natural features on Site may result from the proposed development. The potential environmental impacts and suggested mitigation measures are provided in **Table 2** below.

Table 2: Potential Impacts and Proposed Mitigation and Monitoring

Phase	Activity	Potential Impacts	Mitigation Recommendations	Monitoring/Follow up Recommendations
Site Preparation	Removal of trees and other vegetation within the new development area.	Loss of trees, vegetation, and erosion control.	Incorporate conservative design approach to minimize loss of trees and vegetation within the development area. Measure the Critical Root Zone (CRZ) of trees adjacent to development area along the Katimavik Woods boundary that are not to be removed, develop a tree protection plan according to municipal guidelines and erect protective fencing around the CRZ of protected trees. Refer to the site-specific Tree Protection Plan during all work activities. Retain the maximum quantity of trees and vegetation at the site.	Provide compensation for all removed trees and vegetation. Plant vegetation along the perimeter of the site in areas where removal occurred. Plant only native species nature to the area. Consult with the MVCA or other qualified persons for guidance on optimal species, as required.
		Impacts to nesting birds protected by the Migratory Bird Convention Act and impacts to potential species at risk.	Conduct all tree removal in compliance with the Migratory Bird Convention Act, including avoiding tree removal between nesting season (April 1- August 31st) in heavily vegetated areas. If active bird nests are identified within the trees being removed, create nest protection zones in accordance with the MBCA, the ECCC, as necessary. Retain the maximum amount practical of existing trees, shrubs, and vegetation surrounding the development area.	If active nests are identified, monitor the nests as needed until they are deemed to be inactive by a qualified professional. If applicable, follow best practices outlined in the ECCC Guideline to avoid harm to migratory birds.

Table 2: Potential Impacts and Proposed Mitigation and Monitoring				
Phase	**Activity**	**Potential Impacts**	**Mitigation Recommendations**	**Monitoring/Follow up Recommendations**
Construction	Excavation, Grading, Resurfacing for existing tank removal, new tank installation, new construction, paving, and concrete pouring.	Increased erosion, sedimentation and turbidity	Maintain all vegetative buffers between the development area and the Watts Creek tributary. Develop a sediment and erosion control plan in accordance with Ontario Provincial Standard Specification (OPSS) #805. Follow sediment and erosion control best practices while performing all excavation and movement of aggregate during site demolition and new construction. Establish a strict 30-meter setback from the nearest bank of the Watts Creek tributary. Prohibit vegetation removal, operation of machinery, and all other development within the setback. Establish a tapeline, or other appropriate administrative controls to delineate the setback, as required.	Weekly inspections of silt fencing (if present) and other sediment erosion controls. Inspect shoreline for evidence of increased erosion, sediment accumulation, and water turbidity. Ensure contractor adherence to the 30m setback throughout the project.
	New construction of a gas bar and additional parking areas.	Addition of non-permeable surfaces causing increased surface runoff and reduced soil infiltration.	Maintain any existing vegetative buffers and add vegetative buffers as required to mitigate runoff and potential impacts to the watercourse on adjacent lands. Install sufficient drainage systems, as designed by a qualified person, to mitigate the increased surface runoff created by the new development. Where feasible, use permeable construction materials to maintain water infiltration. If possible, remove existing non-permeable surfaces to provide compensation for the increase in non-	Inspect for evidence of increased surface water runoff and erosion resulting from new non-permeable surfaces.

Table 2: Potential Impacts and Proposed Mitigation and Monitoring				
Phase	**Activity**	**Potential Impacts**	**Mitigation Recommendations**	**Monitoring/Follow up Recommendations**
			permeable surfaces due to new construction.	
Post-Construction	Landscaping and import of soils and aggregates.	Introduction of non-native species (accidental or planted).	Follow MNRF best practices for the management and prevention of invasive plant species. Plant only native or non-viable, non-native species.	Monitor planted vegetation for successful establishment of naturalized gardens and buffer zones.

4.1 Likelihood and Rating of Impacts

The likelihood of all potential impacts associated with the proposed development listed in **Table 2** are low and their impact rating is minor to moderate. After the recommended mitigation measures are applied for each potential impact, the likelihood of potential impacts becomes negligible. The area of proposed development has long been used as a developed commercial site. The proposed redevelopment of the site is not anticipated to result in the removal or significant disturbance of any existing natural heritage features or the loss of any significant wildlife habitat. The minor removal of vegetation, and the increase in non-permeable surfaces at the site will not result in measurable impacts on wildlife habitat or surface hydrology at the site.

4.2 Vegetation Removal and Increased Soil Erosion on Lands Adjacent to a Watercourse, Significant Woodland, and Potential Species at Risk Habitat

If mitigation measures outlined in **Table 2** are adhered to, there is not expected to be any increase to surface runoff into the adjacent woodland and riverine habitat of Katimavik Woods and Watts Creek.

In order to minimize any potential increases to overall runoff towards the waterbody, it is recommended that all vegetation along the shared boundary with Katimavik Woods be retained, where feasible. All vegetation removal should be compensated for through the planting of equivalent native tree and shrub species after construction. Administrative controls must be implemented to ensure the strict adherence to the 30m watercourse setback from the nearest bank of the Watts Creek tributary (see **Figure 2**).

Develop and implement a Tree Conservation Report, as per the City of Ottawa requirements. Construct temporary fencing along the CRZ of all trees to be retained, if the CRZ lies within the development area. Abide by all conveyances of the City of Ottawa Tree Protection Specification and the TCR.

4.3 Surface Water from New Construction

It is recommended that, where possible, permeable surface substrates are used to limit the loss of permeable ground surfaces at the site. Appropriate runoff mitigation such as eaves troughing, drainage pipes, and stormwater management must be installed to mitigate an increase in surface runoff from the new building and parking areas.

Where feasible, existing non-permeable surfaces should be removed to compensate for the net loss in permeable ground surface due to the new construction.

4.4 Impacts to Significant Wildlife Habitat

If mitigation measures outlined in **Table 2** are adhered to, there is not expected to be any negative impacts to the significant wildlife habitat on lands adjacent the development area, including potential species at risk habitat, unevaluated wetlands, significant woodlands, and fish habitat.

It is recommended that the existing standing trees, shrubs, and other vegetation on the proposed development area are retained as much as practicable to reduce the risk of altering unidentified habitat of species at risk, migratory birds, and other potential species of concern in the area. Wherever practical, efforts should be made to prevent the alteration of hydrological flow towards Katimavik Woods and Watts Creek, potentially having favourable conditions for the species at risk and fish species identified in the area. Further, reasonable effort should be made to enhance and further naturalize existing habitats through the planting of native vegetation and minimizing the extent of vegetation removal at all times.

5 CONCLUSIONS

CM3 Environmental was retained by CTM Design Ltd. to conduct an Environmental Impact Study for the proposed redevelopment of the property located at 106 Eagleson Road in Ottawa, Ontario. The Environmental Impact Study was completed in accordance with policies of the PPS, the City of Ottawa OP, and other applicable guidelines and regulations.

It is CM3's opinion that by implementing the mitigation measures identified in **Section 4** of this report, that the proposed development will not result in any long-term negative impacts to the identified natural heritage features within the study area. The adjacent watercourse presenting fish habitat and potentially significant wildlife habitat will be protected through the proposed establishment of a 30m setback, erosion and sediment control plans, vegetative barriers, and administrative controls (temporary barrier at setback) during construction activities. Species at risk reported in the general area of the site and their associated significant habitat are not anticipated to be negatively impacted by the proposed development, as the loss/disturbance of significant habitat is not anticipated. Recommendations for mitigation measures are further summarized in **Section 6**.

We trust that this report adequately summarizes our assessment of the potential impact of the proposed commercial redevelopment of the gas station facility on the subject property and demonstrates that the proposed development does not pose environmental risk for the property and adjacent natural heritage features at 106 Eagleson Road in Ottawa, Ontario.

6 MITIGATION RECOMMENDATIONS

Through the implementation of the proposed mitigation measures, no long-term negative impacts are expected to the natural heritage system. The following recommendations are provided to protect the natural heritage features and associated ecological functions on the subject property and on adjacent lands:

1. Prepare and implement an Erosion and Sediment Control Plan (ESC) in accordance with Provincial Standard Specification (OPSS) #805 prior to the commencement of construction activities.
2. Construction equipment is to be limited to the development area to avoid unnecessary impacts to natural heritage features. The removal of vegetation, excavation, use of heavy equipment, and all other disruptive activities within 30m of the nearest bank of the adjacent Watts Creek tributary are prohibited. A tape line or temporary job fence should be erected to prevent the inadvertent infringement on the 30m setback. All contractors and personnel completing work activities at the site should be informed of the setback boundary.
3. Plant native trees and vegetation between the subject development and the adjacent significant woodlands (Katimavik Woods) and watercourse to increase the uptake of surface water runoff and minimize sediment loading and the potential for increased erosion outside of the development area. Follow best practices outlined by the City of Ottawa and MVCA to guide planting activities. Native vegetation equal to or greater than the quantity of vegetation removed during site preparation should be planted to compensate for the loss.
4. If possible, use physical control methods or best management practices to control invasive plant species on site, and avoid spreading them throughout the site or off site during the construction phase. Plant only native, or non-viable non-native species at the site.
5. Choose materials, designs and engineering controls that will minimize impacts to the natural environment during construction.
6. Use low impact development (LID) methods on site where possible.
7. Measure the Critical Root Zone (CRZ) of trees adjacent to development areas that are not to be removed, develop a tree protection plan according to municipal guidelines and erect protective fencing around the CRZ of protected trees. All trees should be retained, where possible.
8. Visually assess for the presence of bird nesting sites prior to vegetation removal. Where possible, complete any required vegetation clearing and tree removal outside of the breeding bird nesting period (April 1 – August 31).
9. Conduct bird nesting surveys prior to the removal of any trees in the subject development area, as per the requirements of the City of Ottawa Tree Protection Specification and the site Tree Conservation Report.
10. Visually monitor surface water quality before, during, and after construction and implement contingency measures to ensure that unforeseen impacts are properly mitigated.

7 CLOSURE

This report has been prepared and the work referred to in this report has been undertaken by CM3 Environmental Inc. for **CTM Design Ltd.** It is intended for the sole and exclusive use of **CTM Design Ltd.**, their affiliated companies and partners and their respective insurers, agents, employees, and advisors. Any use, reliance on, or decision made by any person other than **CTM Design Ltd.** based on this report is the sole responsibility of such other person. CM3 Environmental Inc. and **CTM Design Ltd.** make no representation or warranty to any other person with regard to this report and the work referred to in this report, and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

The investigation undertaken by CM3 Environmental Inc. with respect to this report and any conclusions or recommendations made in this report reflect CM3 Environmental Inc.'s judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observation of the site, and a background desktop review of physical and biological features as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions. Features other than those addressed by the investigation described in this report may exist within the site, features addressed by the investigation may exist in areas of the site not investigated.

If site conditions or applicable standards change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by **CTM Design Ltd.**, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3 Environmental Inc. Nothing in this report is intended to constitute or provide a legal opinion.

7.1 Signatures

We trust that the above is satisfactory for your purposes at this time. Please feel free to contact the undersigned if you have any questions.

Yours sincerely,

CM3 Environmental Inc.

Prepared by



Zach Hynna, M.Sc., EPt, CEIA
Environmental Scientist / Project Manager
Zach@CM3environmental.com

Reviewed by



Karl Bilyj, B.Sc., P.Geo., QP_{ESA}
Senior Geoscientist

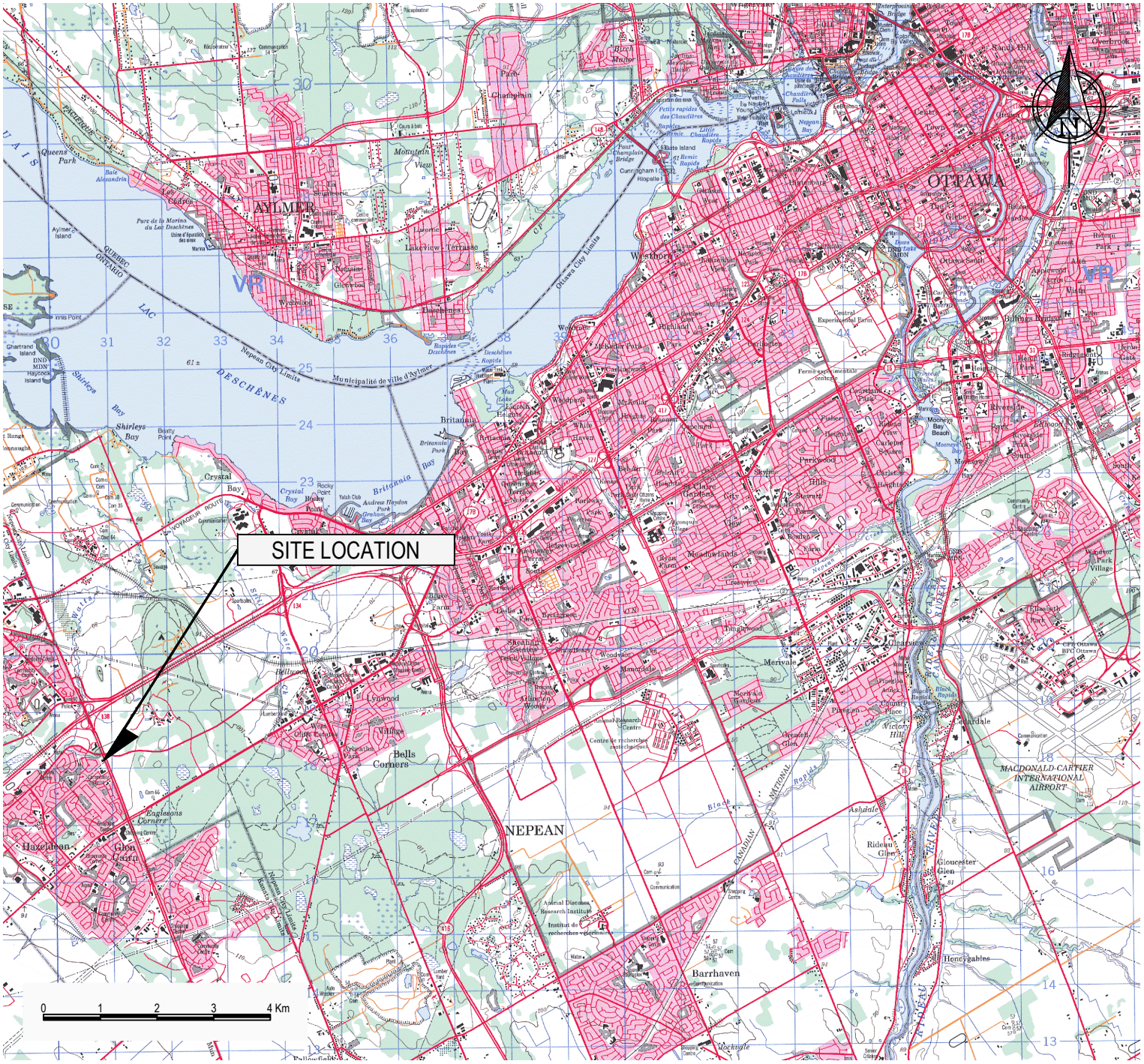
FIGURES

Environmental Impact Study

106 Eagleson Road, Ottawa, Ontario

CTM Design Services Ltd.

ZH1106



5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

CTM DESIGN SERVICES LTD.

ENVIRONMENTAL IMPACT ASSESSMENT
106 EAGLESON ROAD,
OTTAWA, ONTARIO

SITE LOCATION

Project: ZH1181	Drawn By: GG
Date: OCTOBER 2026	Reviewed By: KB
Scale: AS SHOWN	Figure: 1



THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. NOT ALL STRUCTURES, UTILITIES OR SITE FEATURES ARE SHOWN. THIS DRAWING IS THE PROPERTY OF CM3 ENVIRONMENTAL LOANED TO THE RECIPIENT WHO AGREES THAT IT SHALL NOT BE GIVEN OUT, COPIED OR DUPLICATED FOR THE USE OF ANOTHER BUT SHALL BE USED ONLY BY THE RECIPIENT FOR THE PURPOSE TO WHICH IT REFERS.

LEGEND

- SITE
- PROPERTY BOUNDARY
- AREA OF PROPOSED NEW DEVELOPMENT
- EXISTING VEGETATION TO BE REMOVED AS REQUIRED. RETAIN MAXIMUM VEGETATION.
- 30m SETBACK FROM TOP OF BANK (WATT's CREEK)
- (1) EXISTING PAVED PARKING LOT
- (2) EXISTING KIOSK, PUMPS AND CANOPY(TO BE REMOVED)
- (3) EXISTING CAR WASH
- (4) EXISTING FUEL TANKS (TO BE REMOVED)
- (5) EXISTING GARBAGE ENCLOSURE (TO BE REMOVED)
- (6) EXISTING THIRD PARTY NATURAL GAS COMPRESSOR AND ENCLOSURE.

NOTES:

-RETAIN MAXIMUM AMOUNT OF VEGETATION THROUGHOUT THE SITE.
-PROHIBIT TREE REMOVAL, AND MINIMIZES OTHER VEGETATION REMOVAL ALONG THE KATIMAVIK WOODS BOUNDARY.
- REFER TO THE SITE SPECIFIC TREE PROTECTION PLAN.
- REFER TO THE PROPOSED SITE PLAN (APPENDIX A) FOR DEVELOPMENT SPECIFICATIONS.

Scale 1:1000

0 10 20 30 40 m

(Approx. When plotted 11x17)

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

CTM DESIGN SERVICES LTD.

ENVIRONMENTAL IMPACT ASSESSMENT
106 EAGLESON ROAD,
OTTAWA, ONTARIO

SITE PLAN

Project: ZH1181	Drawn By: GG
Date: OCTOBER 2026	Reviewed By: KB
Scale: 1:1000	Figure: 2

APPENDIX A

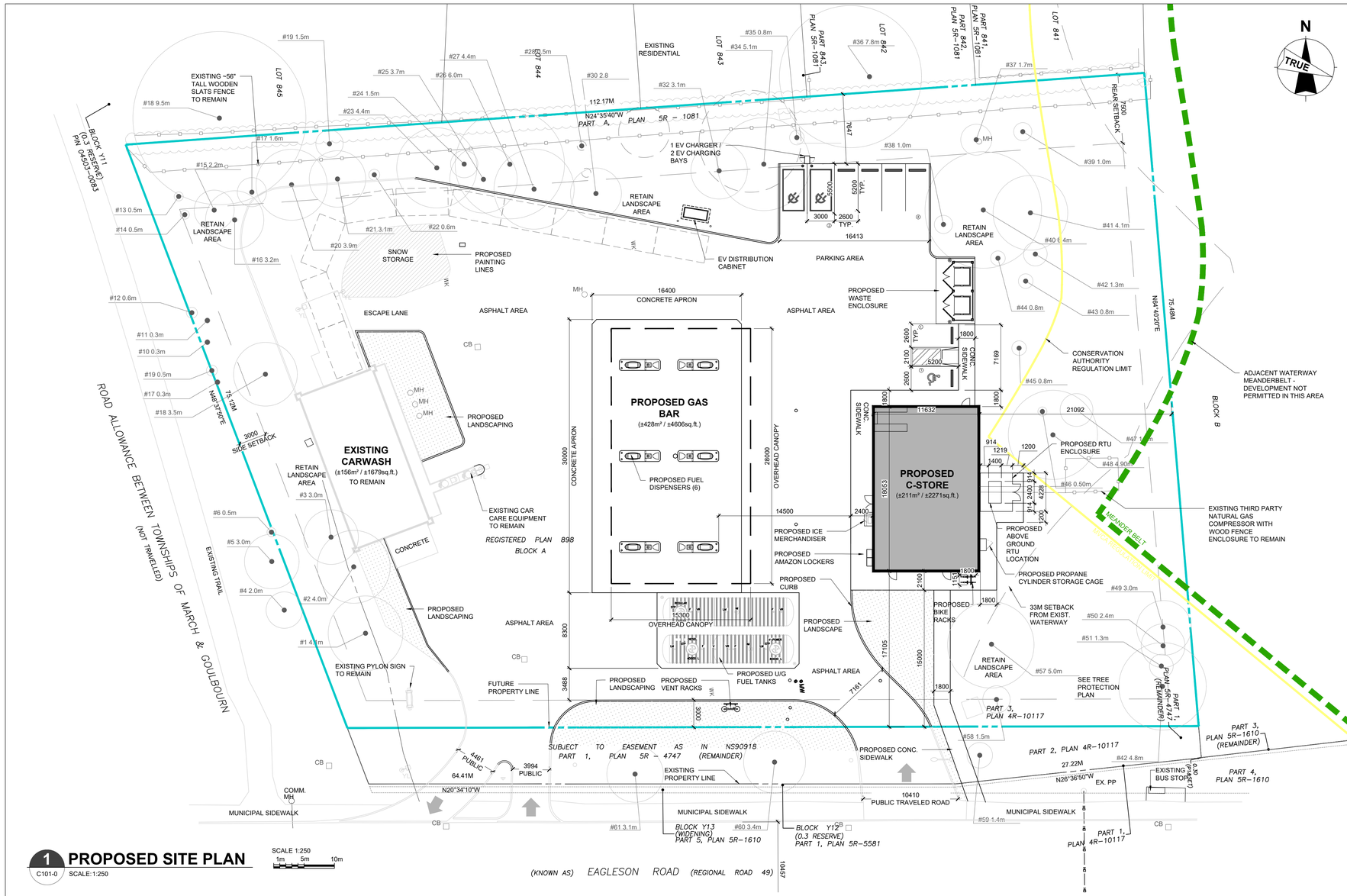
Proposed Site Plan

Environmental Impact Study

106 Eagleson Road, Ottawa, Ontario

CTM Design Services Ltd.

ZH1106

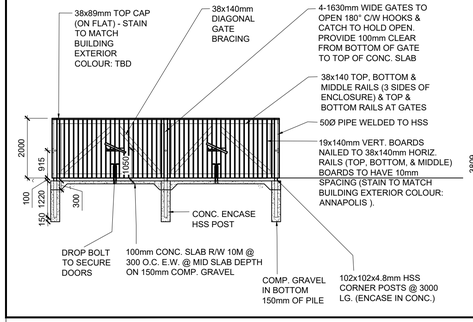


1 PROPOSED SITE PLAN

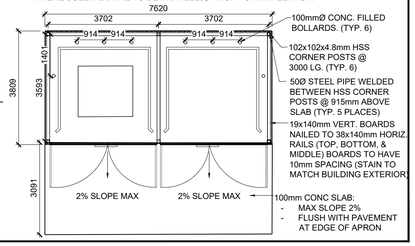
C101-0 SCALE:1:250

SCALE 1:250
1m 5m 10m

GARBAGE ENCLOSURE DETAIL



NOTE:
1. CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 1/8" THICK, BROWN (PQ-44OC), 6" PIPE FIT, DOME TOP, 48" TALL.
3. DESIGN PARAMETERS:
   - 20 MPH
   - 5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, PRIOR TO INSTALLATION.



DETAILS OF DEVELOPMENT

MUNICIPAL ADDRESS: 106 Eagleson Rd, Kanata ON

LEGAL ADDRESS: BLOCK "A", REG PLAN 898

DATA		REQUIRED	PROVIDED
ZONING		GM15 H(6) - GENERAL MIXED USE ZONE	
MIN LOT AREA		NO MINIMUM	±8600m² [2.215Ac]
LOT WIDTH		NO MINIMUM	±38.54m
BUILDING AREA		NOT SPECIFIED	367m² (C-STORE+CW)
FLOOR AREA RATIO		2 MAXIMUM	±0.106
BUILDING HEIGHT		18m MAXIMUM	±5.392m (TBC)
ACCESSORY BUILDING HEIGHT		6m MAXIMUM	±5.516m (CANOPY)
BUILDING SETBACKS	FRONT YARD SETBACK	3m MINIMUM	3m MINIMUM
	CORNER SIDE YARD SETBACK	3m MINIMUM	3m MINIMUM
	INTERIOR SIDE YARD SETBACK	NO MINIMUM	NO MINIMUM
	REAR YARD SETBACK ABUTTING RESIDENTIAL ZONE	7.5 MINIMUM	7.5m MINIMUM

SITE AREAS	TOTAL	SITE COVERAGE
LANDSCAPED AREA	3,891m²	±45%
ASPHALT PAVEMENT & CONCRETE AREAS (SITE AREA LESS BUILDING AREAS AND LANDSCAPED AREA)	4,709m²	±55%

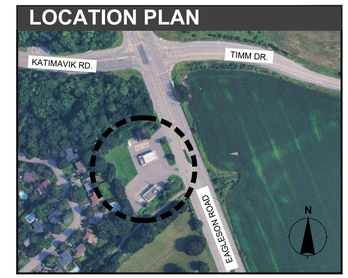
LAND USE BYLAW SUMMARY:
LANDS TO NORTH (ACROSS KATIMAVIK RD): KATIMAVIK WOOD PARK (EP - ENVIRONMENTAL PROTECTION ZONE)
LANDS TO WEST (ACROSS EAGLESON RD.): GRASSLAND (AG - AGRICULTURAL ZONE)
LANDS TO SOUTH (PASS THE TRAIL): O1 - PARKS AND OPEN SPACES
LANDS TO EAST (ADJACENT PROPERTY): RESIDENTIAL (R1M - RESIDENTIAL ZONE)

PERMITTED USE - GENERAL MIXED USE (RETAIL C-STORE AND GAS BAR)

PARKING		REQUIRED MIN.	PROVIDED
	TOTAL	7 STALLS	8 STALLS
STANDARD PARKING	SPACES		5 STALLS
	STALL LENGTH	5.2m MINIMUM	5.2m, TYP
	STALL WIDTH	2.6m MINIMUM	2.6m, TYP
ACCESSIBLE PARKING	SPACES	1 STALL	1 STALL
	LENGTH x WIDTH	5.2m x 2.4m (TYPE B)	5.2m x 2.6m
EV PARKING	SPACES	NO MINIMUM	2 STALLS
	LENGTH x WIDTH	NO MINIMUM	5.5m x 3.0m
LOADING ZONE	STALL LENGTH	NOT REQUIRED	
	STALL WIDTH		

*CALCULATION FOR REQUIRED TOTAL NOT INCLUDING CARWASH FLOOR AREA (C-STORE ONLY)

LOCATION PLAN



GENERAL NOTES

1. ALL WORK CARRIED OUT ON SITE SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL BYLAWS, STANDARDS, REGULATIONS AND ACTS.
2. WHERE MUNICIPAL STANDARDS ARE USED THE CONTRACTOR SHALL VERIFY THAT THE CURRENT STANDARDS ARE USED.
3. DO NOT SCALE DRAWINGS
4. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION.
6. THIS SITE PLAN WAS CREATED FROM 'A-054529-PSTP_v5-block.dwg' DRAWING, AS PROVIDED TO CTM DESIGN SERVICES, LTD. WORK COMPLETED BY LAND SURVEYOR DAVE COMERY WITH IBW SURVERYORS.
7. BOUNDARY INFORMATION WAS DERIVED FROM THE SURVEYOR FILE 'A--054529-PSTP_v5-block.dwg' PROVIDED BY IBW SURVEYORS. LOCATED AT: 71 MEARNS COURT, UNIT 16, BOWMANVILLE, ON L1C 4N4
8. G.C. TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS PLANS CALL FOR THEIR REMOVAL / MODIFICATION. GAS, HYDRO, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT.
9. ANY EXISTING MONITORING WELLS ARE TO BE PRESERVED, WHEREVER POSSIBLE. MONITORING WELLS INSIDE AREA OF EXCAVATION TO BE REMOVED UNDER SUPERVISION OF ENV. CONSULTANT AND FILLED WITH THE FULL DEPTH OF THE HOLE FILLED WITH BENTONITE OR OTHER NON-PERMEABLE MATERIAL, WHERE POSSIBLE. (TYP)
10. FUEL CANOPY DIMENSIONS TO BE CONFIRMED BY CANOPY SUPPLIER'S DRAWINGS
11. GEODETIC DESIGN VALUES ARE PRELIMINARY AND SUBJECT TO CHANGE UNTIL GRADING DESIGN IS TO BE DETERMINED.

ABBREVIATIONS

VENT	V
VENT RECOVERY	VR
REMOTE VENT RECOVERY	RVR
FILL	F
REMOTE FILL	RF
LEVEL MONITOR	LM
INTERSTITIAL MONITOR	IM
SUBMERSIBLE TURBINE PUMP	STP

PROPOSED SITE LEGEND

PROPERTY LINE	
EXISTING YARD LIGHT	EX.YL
EXISTING STREET LIGHT	EX.SL
EXISTING POWER POLE	EX.PP
EXISTING MANHOLE	EX.MH
EXISTING TRAFFIC SIGN	EX.TS
EXISTING	EX.
VENT RACK	
EX. MONITORING WELL	
EX. FENCE	
EX. OVERHEAD LINE	OH
PETROLEUM HAZARDOUS ZONE	

WK	DENOTES	WATER KEY
MW	DENOTES	MONITORING WELL
MH_SAN	DENOTES	SANITARY MANHOLE
MH_OTHER	DENOTES	MANHOLE
CB	DENOTES	CATCHBASIN
G	DENOTES	BURIED GAS PIPELINE
E	DENOTES	BURIED ELECTRICAL CABLE
H	DENOTES	BURIED HYDRO CABLE
COM	DENOTES	BURIED COMMUNICATION CABLE
W	DENOTES	BURIED WATER LINE
SAN	DENOTES	SANITARY SEWER LINE
STM	DENOTES	STORM SEWER LINE

SITE INFORMATION

ZONING
GM15 H(6) - GENERAL MIXED USE ZONE

PERMITTED USES:
RETAIL (C-STORE)
GAS BAR
CARWASH (EXISTING)

LOT AREA
OVERALL SITE AREA =
±7031m² (±75681sq.ft. / 1.737Ac.)

AECOM

PROJECT

Shell Canada Products Eagleson, KDR

106 Eagleson Rd,
Kanata, ON

CLIENT

Shell Canada
400 4th Avenue SW
Calgary, AB T2P 0J4
403.252.4554 tel
www.shell.ca

CONSULTANTS

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Calgary, AB T2X 1P1
403.640.0990 tel
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ctm Design Services Ltd

REGISTRATION

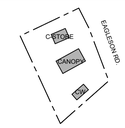
ISSUE/REVISION

I/R	DATE	DESCRIPTION
	2026-10-06	ISSUED FOR MINOR VARIANCE
C	2026-06-29	ISSUED FOR SPCA REVIEW
B	2026-06-08	ISSUED FOR SPC
A	2026-02-21	ISSUED FOR CLIENT REVIEW

DRAWN BY

JO

KEY PLAN



GLOBAL PROJECT ID NUMBER

CAN00---

SHEET TITLE

SITE
PROPOSED SITE PLAN

CTM DESIGN FILE NAME

2025071_C101.0

SHEET NUMBER

C101-0

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ANSI D 864mm x 559mm | Approved: | Checked: | Designer: | Project Management Initials:

Last Plotted: 2026-10-19
Last Plotted: JORTEGA(2026-10-19)
Filename: 2025071_C101.0.DWG

FILE NUMBER: D07-12-26-0056

APPENDIX B

MNRF Natural Heritage Interactive Map

Environmental Impact Study

106 Eagleson Road, Ottawa, Ontario

CTM Design Services Ltd.

ZH1106

Ontario

Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

106 Eagleson Road - Natural Heritage Map

Map created:7/7/2025



Notes:

Legend

- Assessment Parcel
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System

0.1 0 0.04 0.1 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.



This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources(OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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APPENDIX C

Photographic Log

Environmental Impact Study

106 Eagleson Road, Ottawa, Ontario

CTM Design Services Ltd.

ZH1106

APPENDIX B PHOTOGRAPHIC RECORD	
Client: CTM Design Services Ltd.	**Job Number:** ZH1106
Site location: 106 Eagleson Road, Ottawa, ON	
Photographer: Zach Hynna	**Date:** July 21, 2025



Photograph 1: View of the subject property.
Direction: North



Photograph 2: North property boundary along Katimavik Woods. Existing fuel pumps and kiosk to be removed.
Direction: West

APPENDIX B PHOTOGRAPHIC RECORD	
Client: CTM Design Services Ltd.	**Job Number:** ZH1106
Site location: 106 Eagleson Road, Ottawa, ON	
Photographer: Zach Hynna	**Date:** July 21, 2025



Photograph 3: Existing garbage bin enclosure to be removed.
Direction: North



Photograph 4: Existing 3rd party natural gas compressor enclosure to remain.
Direction: Northwest

APPENDIX B PHOTOGRAPHIC RECORD	
Client: CTM Design Services Ltd.	**Job Number:** ZH1106
Site location: 106 Eagleson Road, Ottawa, ON	
Photographer: Zach Hynna	**Date:** July 21, 2025



Photograph 5: Typical view within Katimavik Woods. Mature maple canopy with sparse secondary vegetation. Direction: Northwest



Photograph 6: View of woodpecker excavations on a dead-standing tree within Katimavik Woods. Direction: West

APPENDIX B PHOTOGRAPHIC RECORD	
Client: CTM Design Services Ltd.	**Job Number:** ZH1106
Site location: 106 Eagleson Road, Ottawa, ON	
Photographer: Zach Hynna	**Date:** July 21, 2025



Photograph 7: Stormwater outflow into the Watts Creek tributary at Eagleson Road.
Direction: Northeast



Photograph 8: Typical view of Watts Creek (tributary) with well defined stream banks.
Direction: East

APPENDIX B PHOTOGRAPHIC RECORD	
Client: CTM Design Services Ltd.	**Job Number:** ZH1106
Site location: 106 Eagleson Road, Ottawa, ON	
Photographer: Zach Hynna	**Date:** July 21, 2025



Photograph 9: Vegetation (sumac, cedar, various low shrubs) along the northeast corner of the new development area. Minor vegetation to be removed. Direction: East



Photograph 10: Trees and shrubbery along the east property boundary and the new development area. Minor vegetation to be removed. CRZ protection to be established for all trees being retained. Direction: Northeast